

NORTHWOODS

STERLING, VIRGINIA



34,184 SF Available For Lease

21 Industrial Buildings • 24' Clear Height • Zoned PD-GI 1993R (*Loudoun County*)

FOR MORE INFORMATION PLEASE CONTACT:

Bob Gibbs

Vice Chairman
+1 703 905 0301
bob.gibbs@cbre.com

Daniela Patino

First Vice President
+1 703 905 0303
daniela.patino@cbre.com

Christie Lee

First Vice President
+1 281 698 0922
christie.lee@cbre.com



Northwoods Industrial Park

1,969,903 Total Square Feet

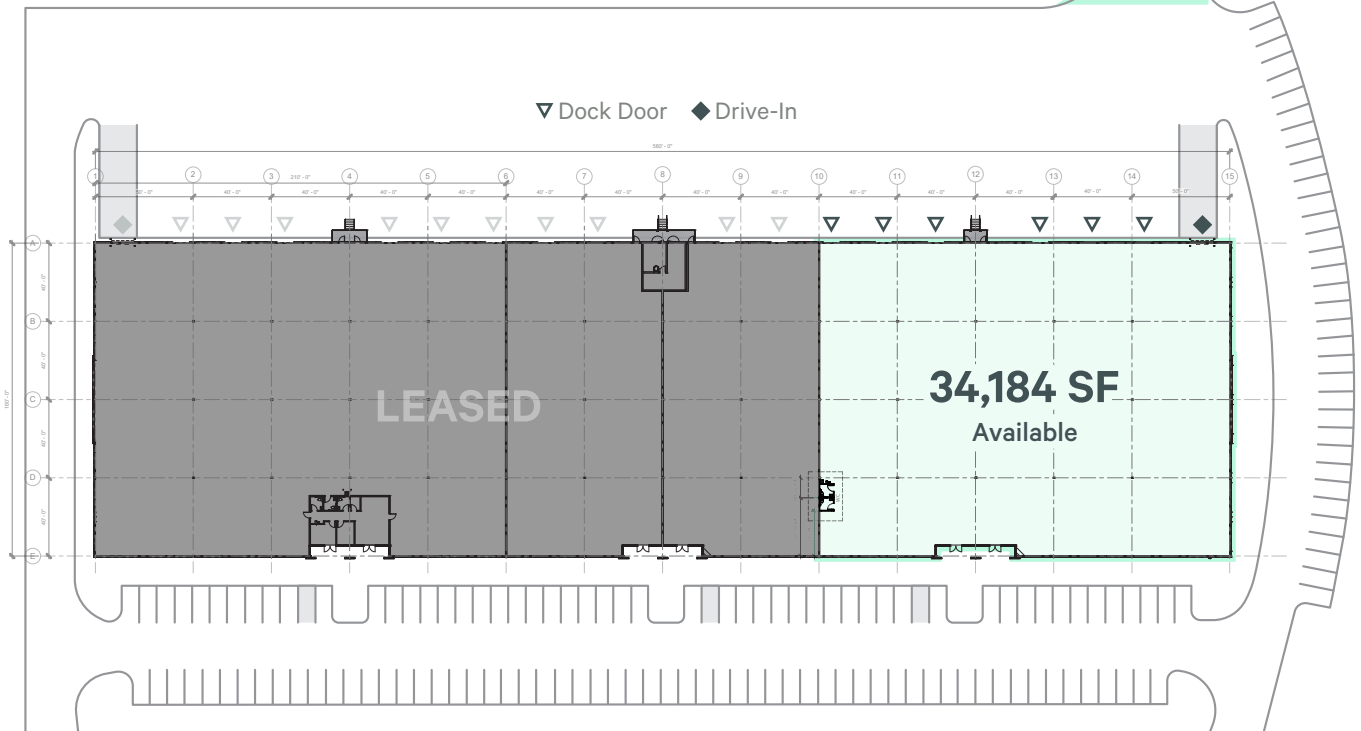
Northwoods is a 2 million square foot master-planned business park located in Sterling, VA, minutes from the north freight entrance to Dulles International Airport. Northwoods offers build-to-suit capabilities, outside storage, ample parking, multiple docks and drive-ins and more, all on a 300-acre site.

- 34,184 SF Available
- Rate: Negotiable
- Operating Expenses: \$2.31 PSF
- Zoning: PD-GI 1993R (Loudoun County)
- Clear Height: 24'
- Building Depth: 190'
- Parking: 1.3 per 1,000 SF
- Sprinkler System: NFPA #13 for a Class IV Commodity

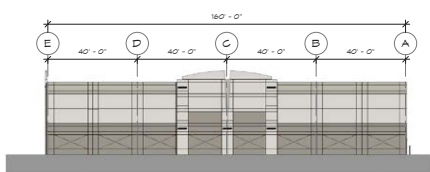
Phase II - Building 6

22860 Ladbrook Drive, Sterling, VA 20166

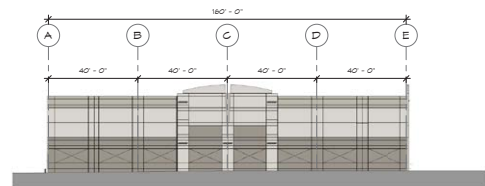
3 Trailer Drops



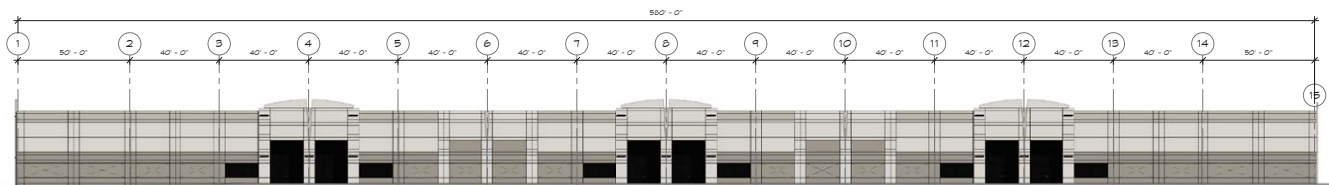
Rate: Negotiable • OPEX: \$2.31 PSF • 40' x 40' Column • 24' Clear Height
3 Trailer Drops • 6 Docks • 1 Drive-In • Parking Ratio: 0.64/1,000 SF



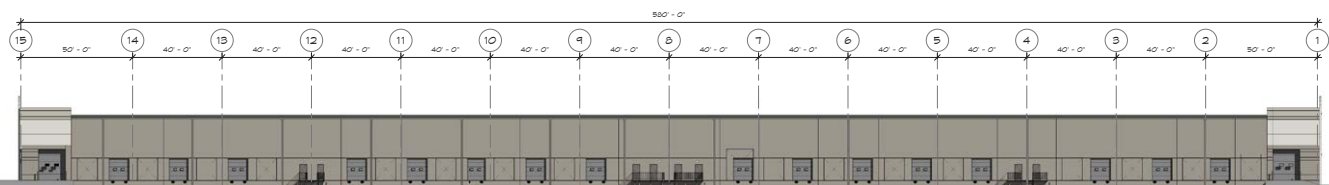
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

The Location

- Minutes from **Dulles International Airport**
- Excellent access to **Route 28** and the **Dulles Toll Road**
- 1.5 miles to **Loudoun Gateway Metrorail Station**
- Restaurants, shopping centers, and numerous amenities nearby



Distance To Locations:		Demographics	1 Mile	3 Mile	5 Mile
Loudoun Metro Station1.5 Miles	Route 285 Miles	Daytime Employees	3,625	30,486	111,056
Dulles Toll Road1 Mile	Dulles International AP 6 Miles	Avg. Household Income	\$192,110	\$216,030	\$192,184
Route 504 Miles	Washington D.C.....29 Miles	Population	4,867	60,191	198,249

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