

LEASE

INDUSTRIAL PROPERTY FOR LEASE

44810 Old Ox Rd Sterling, VA 20166

LEASE RATE

\$22.00 SF/yr



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**COLDWELL BANKER
COMMERCIAL**
REALTY

Deniz Senyurt
571 271 6604

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PROPERTY DESCRIPTION

Located at 44810 Old Ox Rd in Sterling, VA, this property presents a unique leasing opportunity with two available suites. Suite 100 offers 3,100 SF of warm shell space, providing a blank canvas for customization. Suite 165, spanning 17,000 SF on the main floor with an additional 2,500 SF mezzanine, is currently outfitted as an indoor playground, complete with a coffee shop and family relaxation area. Previously occupied by Summit Ropes, its design and size make it ideal for businesses specializing in indoor activities like pickleball, volleyball, soccer, etc. A prime spot to foster community and activity.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	2
Available SF:	3,100 - 22,600 SF
Lot Size:	105,896 SF
Building Size:	37,500 SF
Zoning:	PDGI
APN:	045153217000

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LOCATION DESCRIPTION

In Sterling, VA, at 44810 Old Ox Road, this exceptional 37,500 SF industrial property sits on 2.43 acres within the desirable PDGI zoning district. It's uniquely located next to Dulles International Airport and the Dulles Toll Road, offering unparalleled logistical advantages and high visibility. Ideal for businesses in manufacturing, warehousing, or distribution seeking strategic proximity to major transport arteries, this property combines expansive space with prime accessibility. Its proximity to key infrastructure ensures efficient operations and connectivity. This standout property promises growth and accessibility in one of Virginia's most dynamic industrial hubs.

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BUILDING INFORMATION

Building Class	A
Occupancy %	33%
Tenancy	Multiple
Ceiling Height	28 ft
Number of Floors	1
Year Built	2014
Year Last Renovated	2014
Roof	2014
Free Standing	Yes

PROPERTY HIGHLIGHTS

- High visibility with 35,000 Vehicle Per Day
- 22600 SF Flex Space available for lease
- Great location for home improvement businesses, Next to MSI Surfaces, Cosentino Silstone
- Great location for indoor activity businesses, pickleball, volleyball
- In close vicinity of Loudoun Gateway Metro Station

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44810 Old Ox Rd Suite 100 Sterling, VA 20166



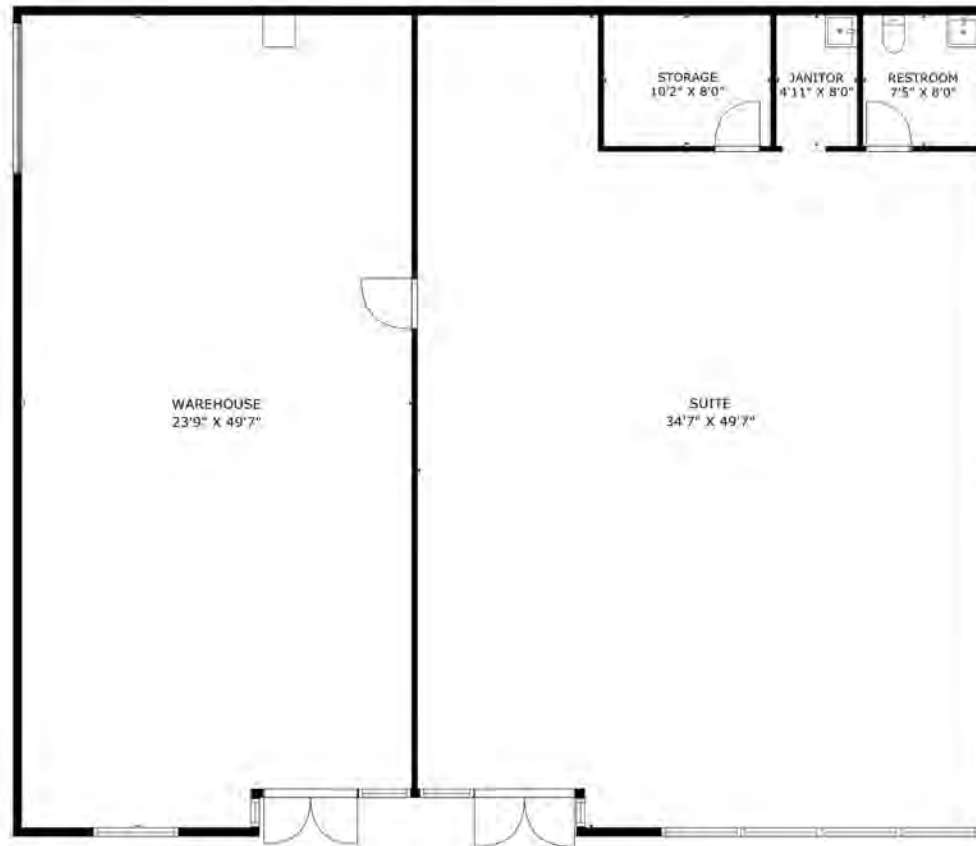
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44810 Old Ox Rd Suite 100 Sterling, VA 20166



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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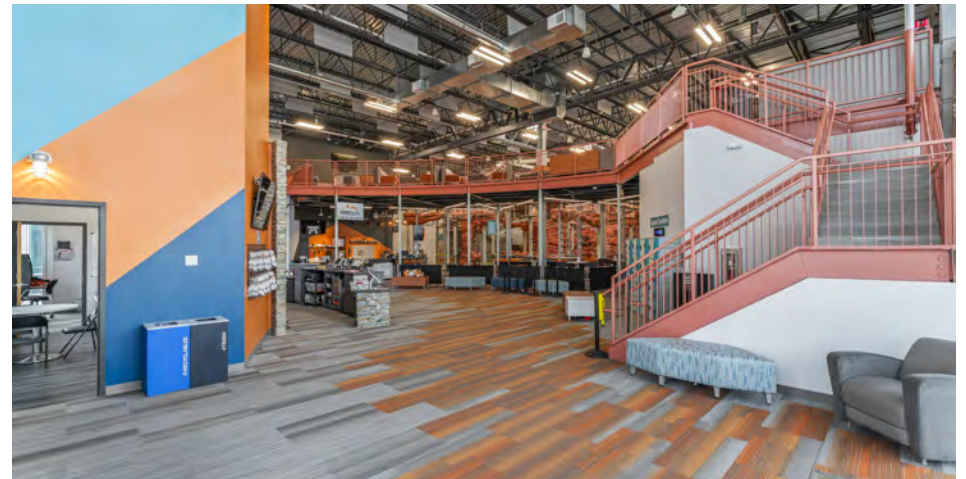


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44810 Old Ox Rd Suite 165 Sterling, VA 20166



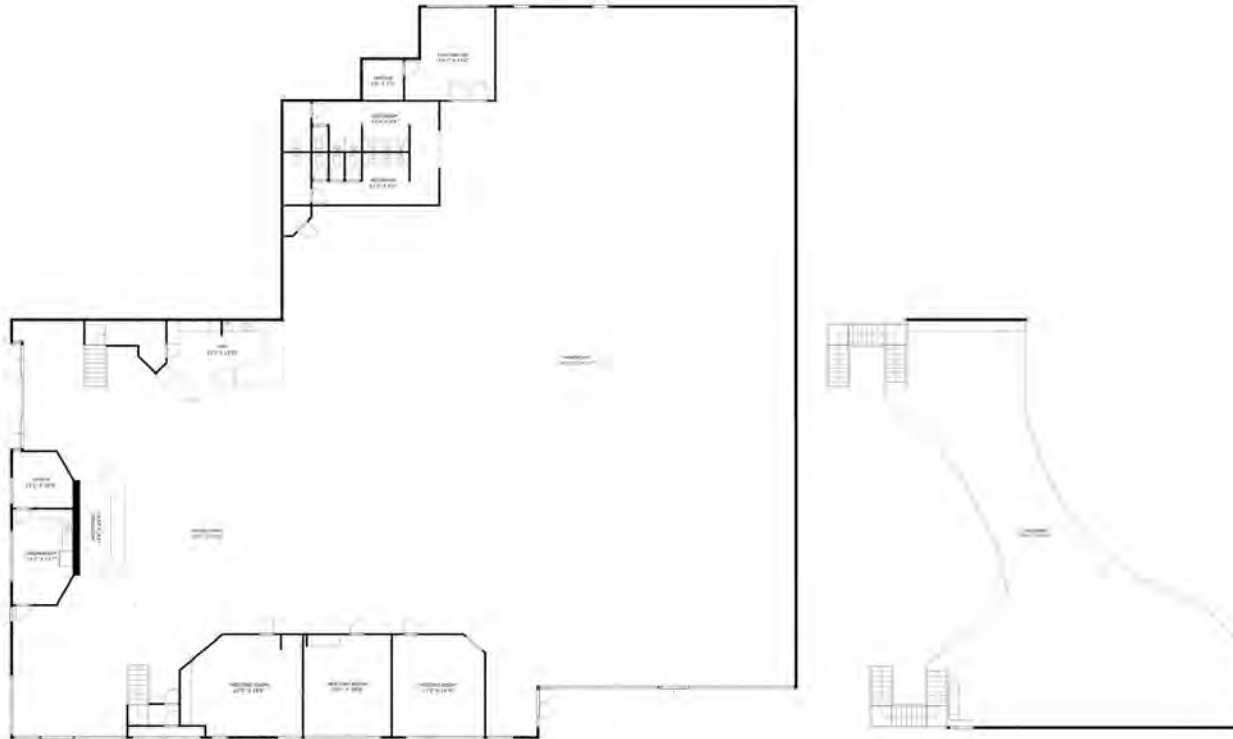
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INDUSTRIAL PROPERTY FOR LEASE

44810 Old Ox Rd Suite 165 Sterling, VA 20166



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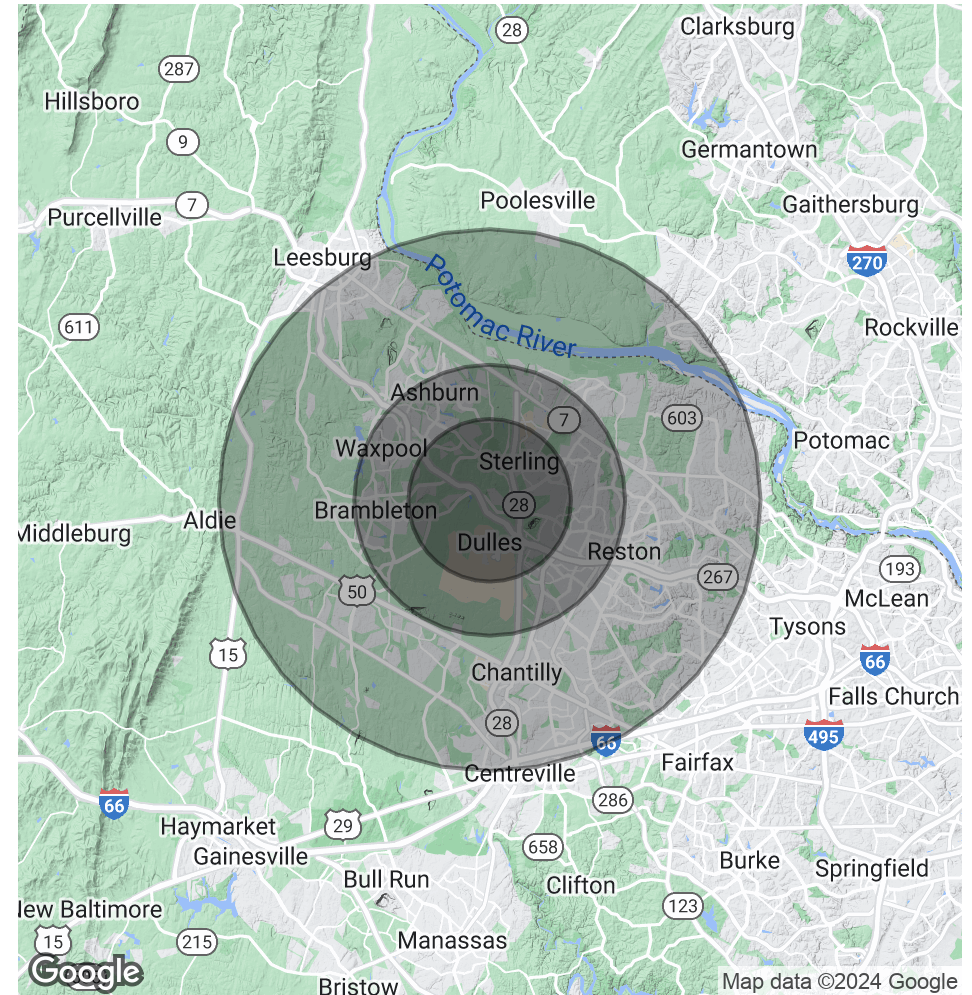
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	49,586	223,188	608,437
Average Age	35.8	36.3	38.2
Average Age (Male)	35	35.9	37.8
Average Age (Female)	36.6	36.9	38.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,088	76,048	212,010
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$128,368	\$151,102	\$171,034
Average House Value	\$416,065	\$476,796	\$552,539

* Demographic data derived from 2020 ACS - US Census

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DENIZ SENYURT, CCIM
Commercial Real Estate
Associate Broker
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PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from being Chair of the Commercial Council of NVAR, Deniz serves as Northern Virginia Area Director of CCIM Mid Atlantic Chapter. She is also the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021. Her designations are Certified International Property Specialist (CIPS) and Certified Commercial Investment Member (CCIM).

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association



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