



OVERVIEW

Sale Price
\$7,115,000 or \$125 PSF

Lease Rate
\$8.50 NNN

Location
100 Powers Court
Dulles, Virginia 20166

Square Footage
56,916 SF Total RBA
Warehouse: 51,186 SF
Office: 5,730 SF

Parcel Size
4.0 Acres

Year Built
1985 (35,760 SF)
2003 (21,156 SF expansion)

Zoning
PD-IP 1972 (Loudoun County)

Parking
+/- 80 parking spots

Sprinkler
Wet

Loading
- Three (3) Loading Docks 4'
- Two (2) Loading Docks 2.5'
- Two (2) Drive-Ins (Drive-Thru Capability)

Column Spacing
50' x 60'

Clear Height
22'

PROPERTY FEATURES:

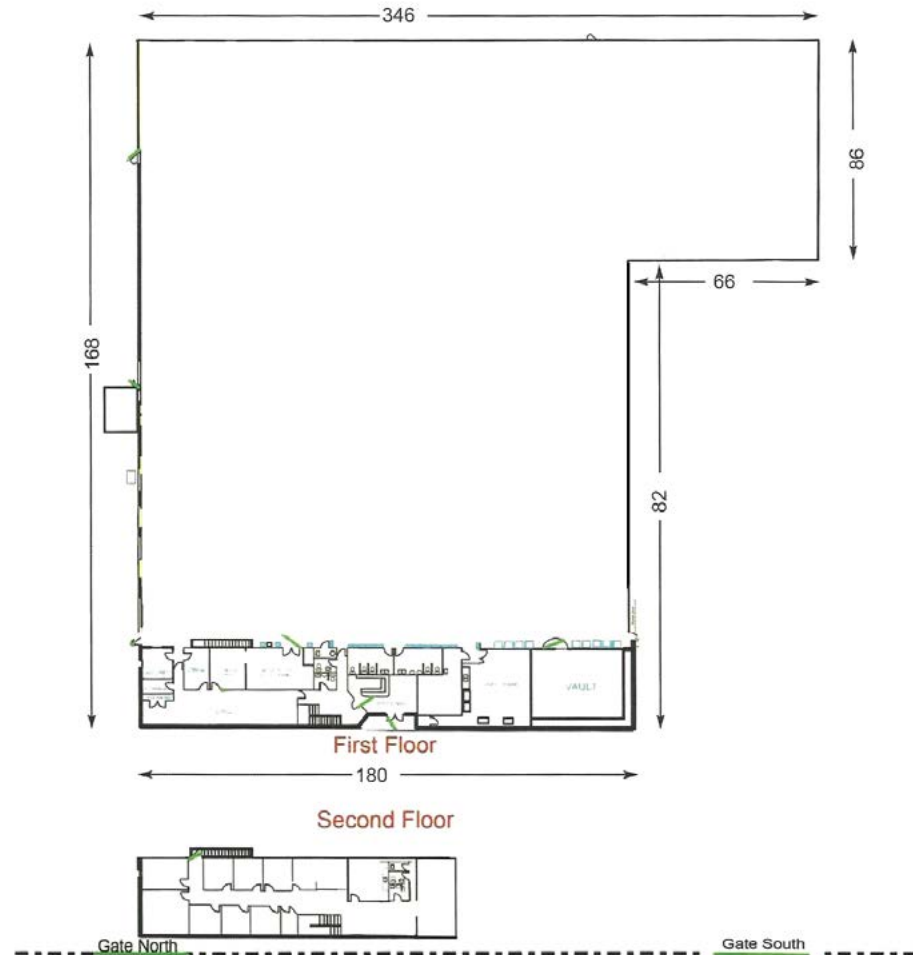
- Great for potential Data Centers
- Future Substation being developed directly behind building
- Fully fenced and secure building
- Fully conditioned
- Additional FAR to expand ±17,000 SF
- Power: 2400 Amp 480 Volt Service with 120 Circuit Breakers
- Backup Power: 15 KW generic backup generator

WAREHOUSE LAYOUT

56,916 SF TOTAL RBA

WAREHOUSE: 51,186 SF

OFFICE: 5,730 SF



FLOOR PLAN

105 EXECUTIVE DRIVE

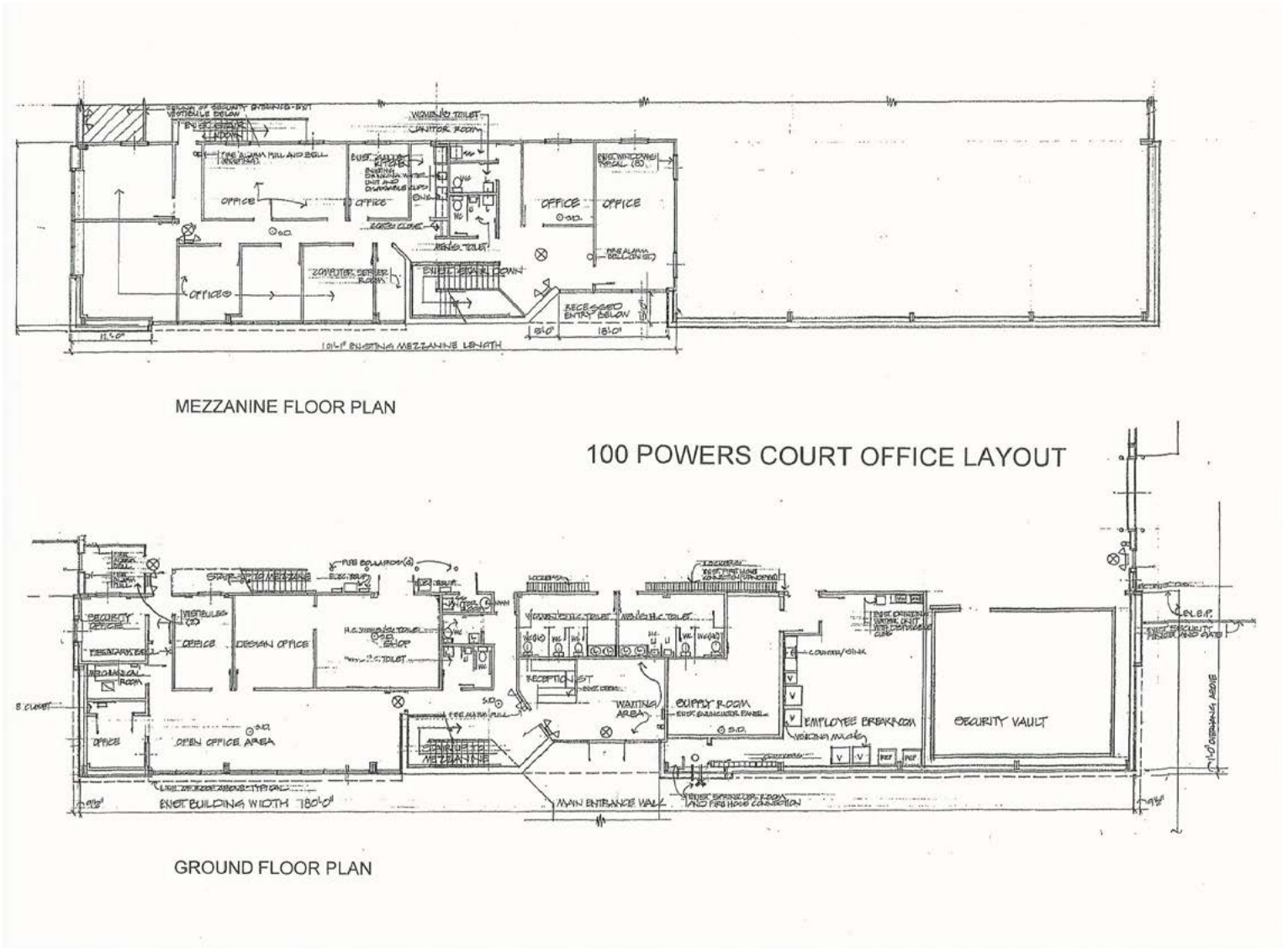
105 EXECUTIVE DRIVE, STERLING, VIRGINIA 20166

OFFICE LAYOUT

56,916 SF TOTAL RBA

WAREHOUSE: 51,186 SF

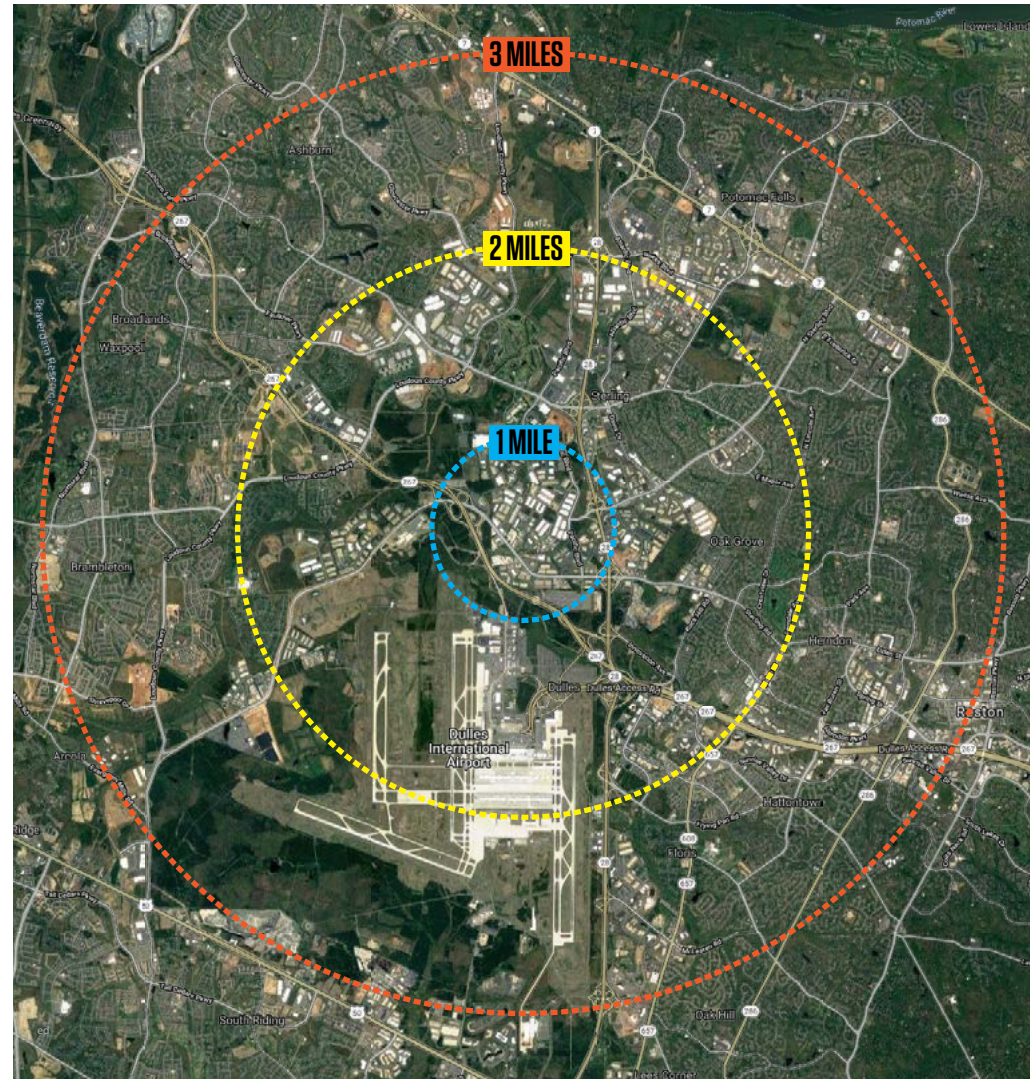
OFFICE: 5,730 SF



AMENITIES

105 EXECUTIVE DRIVE

105 EXECUTIVE DRIVE, STERLING, VIRGINIA 20166



2019 ESTIMATED DEMOGRAPHICS

2015 Demographics	1 Mile	3 Miles	5 Miles
Daytime Employees	10,071	86,999	264,770
Avg Household Income	\$139,627	\$117,330	\$147,115
Population	9	52,721	236,377

2018 TRAFFIC COUNTS

Route 28	135,000 vehicles per day
Moran Road	3,700 vehicles per day
Powers Court	1,200 vehicles per day

DISTANCES TO KEY LOCATIONS

Dulles Toll Road	3 Miles	Interstate 495	15 Miles
Dulles International Airport	5 Miles	Washington, DC	27 Miles
Interstate 66	12 Miles	Reagan National Airport	30 Miles

5 Miles					
3 Miles					
1 Mile					

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