



For Sublease

22713 Commerce Center Ct,
Suite 104,
Sterling, VA

3-Star Class B Industrial Warehouse in
Airport Commerce Center



Industrial/Warehouse Building

Property Address:

22713 Commerce Center Ct, Sterling, Virginia



Property Highlights

- » Availability: Sublease Opportunity
- » Building Height: 30' overall, with 24' clear height for optimized operations
- » Column Spacing: 40'x40', ideal for efficient layouts
- » Access: Multiple loading docks and drive-in doors for versatile logistics needs
- » Lease Term: Approximately 5 years remaining
- » Available Size: 19,635 SF - approx. 3,000 sf office & 16,635 sf warehouse
- » Location & Amenities: Strategically located near Dulles Airport with convenient access to Routes 28, 50, and 66, offering tremendous amenities and connectivity
- » Condition: Move-in ready, supporting immediate occupancy and operations.

Lease Details

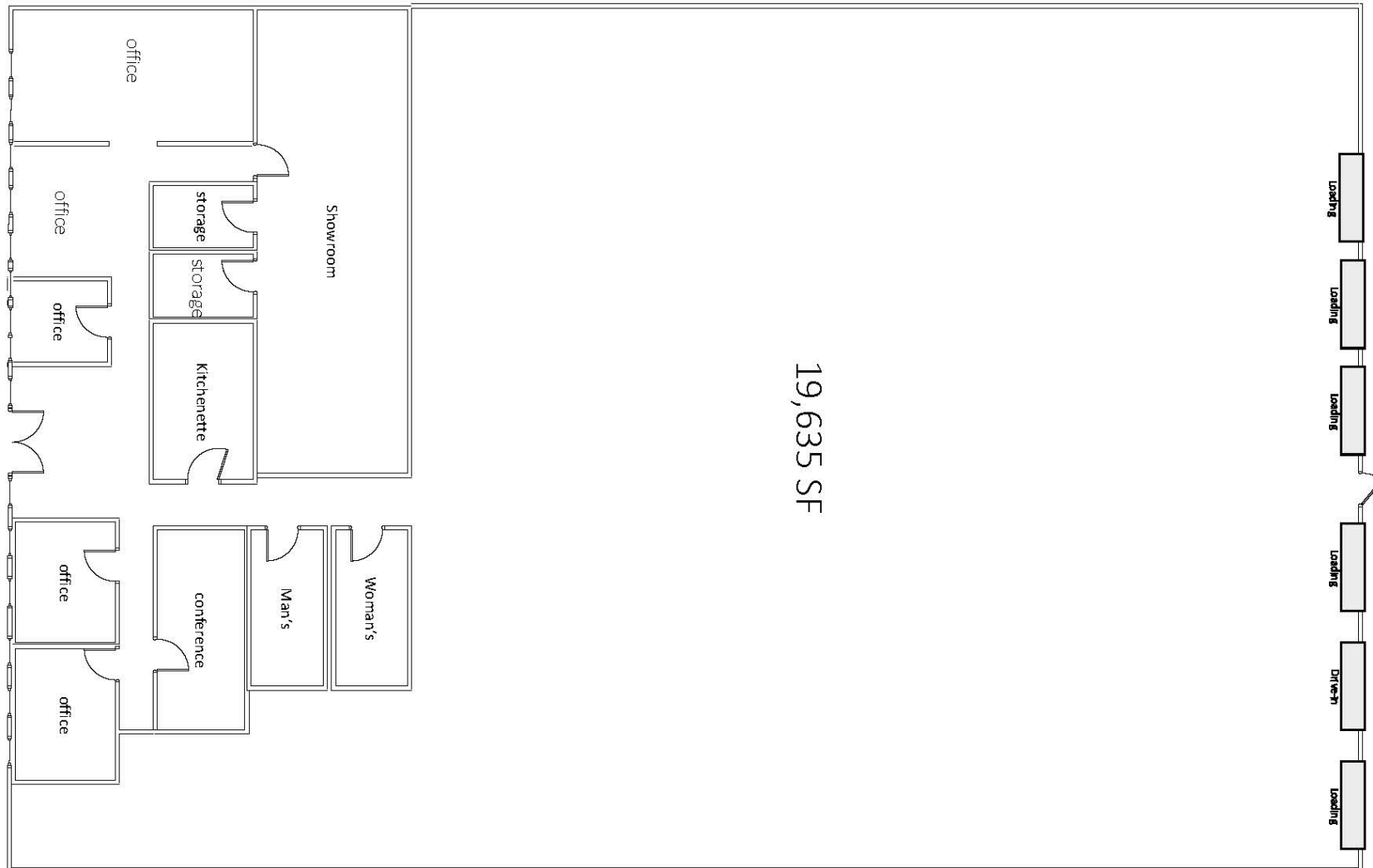
Building:	Plug & Play
Square Feet:	19,635 SF
Term:	5 Years
Access:	Docks & Drive-ins
Availability:	6 months from agreement

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Floor Plans

Property Address:

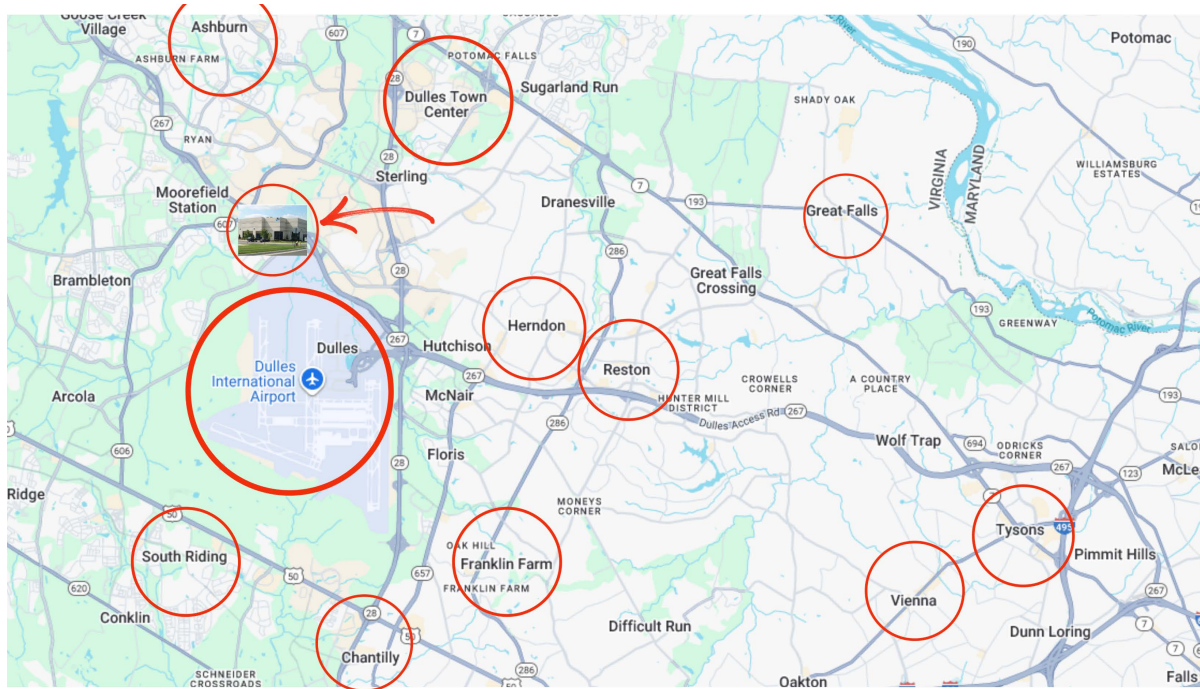
22713 Commerce Center Ct, Sterling, Virginia



Suite 104
19,635 SF

Neighborhood Information: Sterling

Property Address:
22713 Commerce Center Ct, Sterling, Virginia



Local Highlights:

- » **Prime Access:** In Loudoun County, minutes from Dulles International Airport with direct access to Route 28, 50 and I-66.
- » **Thriving Economy:** Part of Northern Virginia's technology and data center corridor.
- » **Family-Friendly Fun:** Shopping and restaurants at Dulles Town Center and throughout Loudoun County.
- » **Workforce & Community:** Thriving Northern Virginia region with skilled labor, residential growth, and fortune-ranked family-friendly environment.

Local Statistics:

Radius	1 mile	3 miles	5 miles
Population:	2,219	52,347	211,887
Households:	820	17,133	76,595
Median HH Income:	\$ 103,635	\$156,149	\$143,946
Daytime Employees:	2,016	33,843	103,232





COMMERCIAL REAL ESTATES

VISION • KNOWLEDGE • COMMITMENT • PARTNERSHIP

Contact Us Today

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