



**BERKSHIRE HATHAWAY**  
HomeServices  
PenFed Realty

**Berkshire Hathaway PenFed Realty**  
**Land & Commercial**  
**1886 Metro Centro Drive, Suite 200**  
**Reston, VA 20190**

**John Sabo, Associate Broker**  
**Direct: 703-216-8222**  
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## Industrial Land Sterling, VA

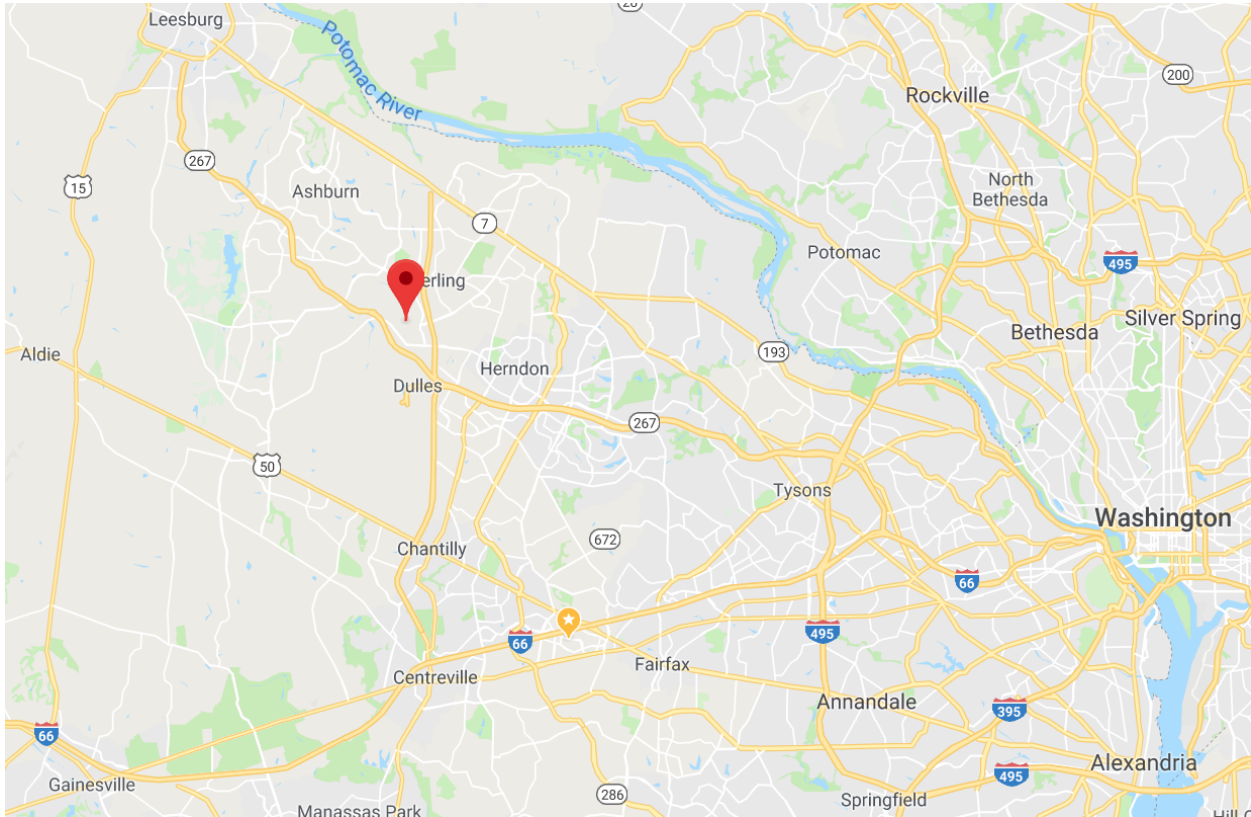
<b>Location</b>	Executive Drive, Sterling, VA
<b>List Price</b>	\$1,200,000
<b>Lot Size</b>	90,169 SF (2.07 acres)
<b>Zoning</b>	PDGI
<b>Utilities</b>	Available
<b>Site Topography</b>	Level to sloping at street grade
<b>FAR</b>	.40 to .60 with special exception
<b>Development Status</b>	Raw Land
<b>Remarks</b>	PDGI zoned lot on Executive Drive at the culdesac. Lot located in an established industrial park - easy access to Route 28, Dulles Toll Road and Dulles Airport. Great demographics. Zoning ideal for flex warehouse, distribution, auto repair, outdoor accessory storage etc.
<b>Contact</b>	John Sabo 703-216-8222



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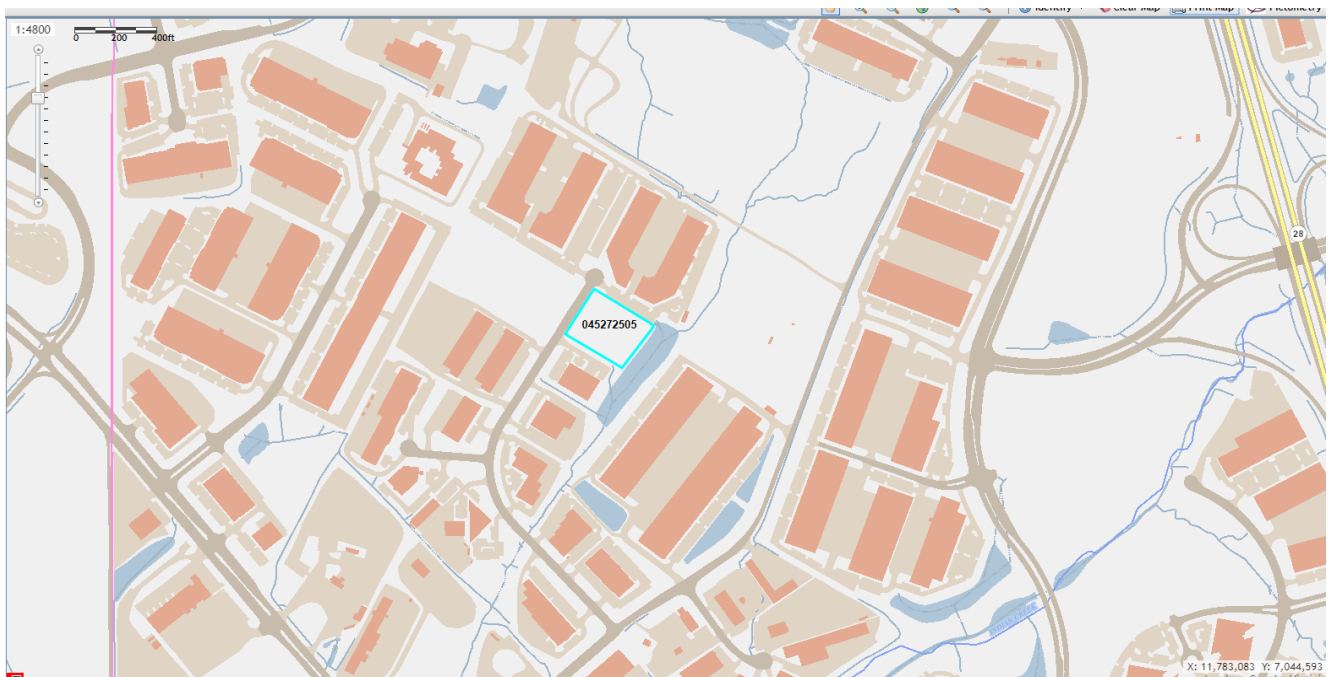
Demographics	1 Mile	3 Miles	5 Miles
2016 Population	N/A	56,631	231,445
Median Household Income	\$125,000	\$95,583	\$114,631
Annual Average Daily Traffic (AADT) 28,000 - Old Ox Road (Rt 606)			

Marketing information contained herein is deemed accurate but not guaranteed. All information should be confirmed and verified by the prospective Purchaser. Neither the Owner nor BHHS PenFed Realty, LLC makes any warranty or representation to the validity or accuracy of the information provided herein.

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## 2 ACRES Zoned PDGI



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