

**1323 Shepard Drive unit J  
Sterling, VA 20164  
For sale at \$762,000**



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## **Property Highlights**

Two story office/warehouse with about 4,200 total square feet of space.

Corner unit with lots of windows in the offices.

The second floor has eight offices/conference rooms and a kitchen.

Restroom on each floor and the second floor one has a shower in it.

Grade high loading with 12' X 9' roll up door.

HVAC system is less than 3 years old.

The warehouse area is currently being used as a church but can easily be converted back to warehouse.

The condo fee is \$350/month.

Located just off of South Sterling boulevard and route 28 only minutes from Dulles airport.

