

**3935 Avian Park Court, unit 106
Chantilly, VA 20151
For sale at \$1,380,000**



Proudly Marketed By:
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Property Highlights

Warehouse with about 5,000 square feet on the first level and an additional 1,600 sf of office on the second level.

The first level is about 2,800 warehouse and 2,200 office.

One dock high loading and one drive in loading area, both in the rear and with 10' high roll up doors.

The downstairs office has a reception area, kitchenette, 3 private offices, open area, storage room, and 2 restrooms.

The upstairs office has a large open area and 2 offices.

Built in 2005.

Tenant has a month-to-month lease and first right of refusal, which they have already verbally responded to, but must be given up to 3 full months notice to respond in writing.

The condo fee is about \$473 per month.

Located just off of Route 50 very close to the 28 interchange in a high growth area.

