

**INDUSTRIAL PROPERTY FOR**  
**LEASE - AUTOMOTIVE USE**  
**105 Douglas Court, Sterling VA**  
***5,000 square feet at \$14.50/sf + CAM***  
***May be divisible to 3,000 square feet.***



***Proudly Marketed By:***  
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## **Property Highlights**

5 bays, each with its own roll up door

Each bay is about 1,000 square feet

Configuration allows for mechanical and body work  
to be done in different areas

12 designated parking spaces

Located in a center that is primarily auto repair and  
related services

One private office, one employee office/break area

Kitchen area

Ground floor and mezzanine storage areas

Located just off of Old Ox Road near the Sterling/  
Herndon line.

