

# GATEWAY 28

— 22900 INDIAN CREEK DRIVE STERLING, VA —

76,275 SF INDUSTRIAL BUILDING | COMING IN 2022



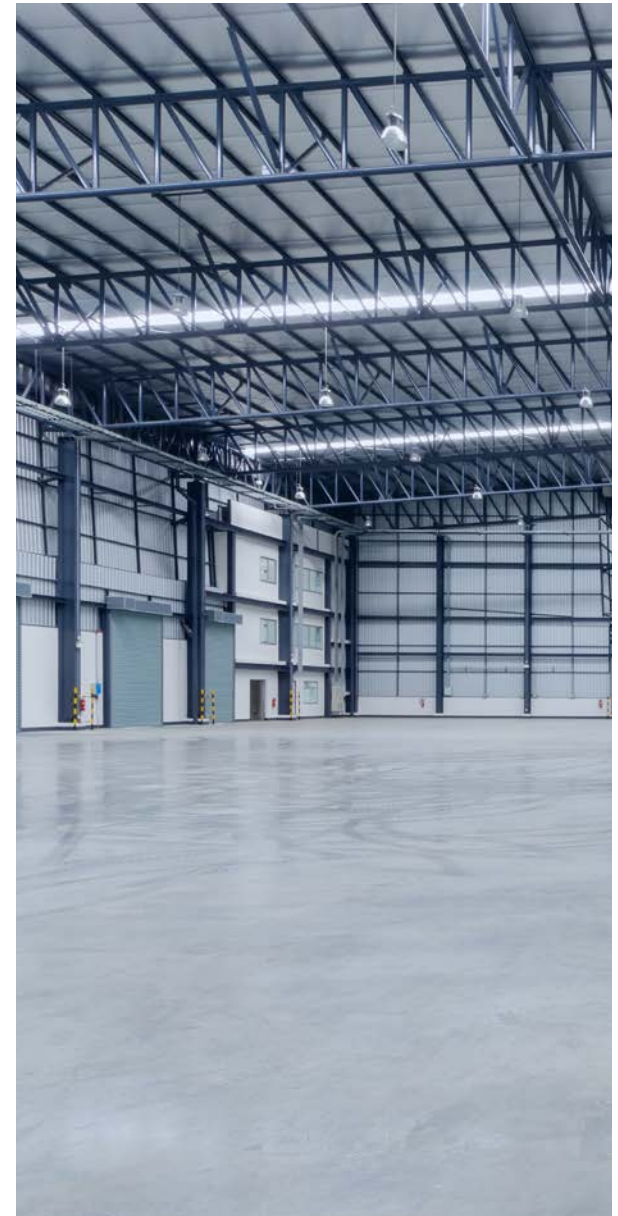
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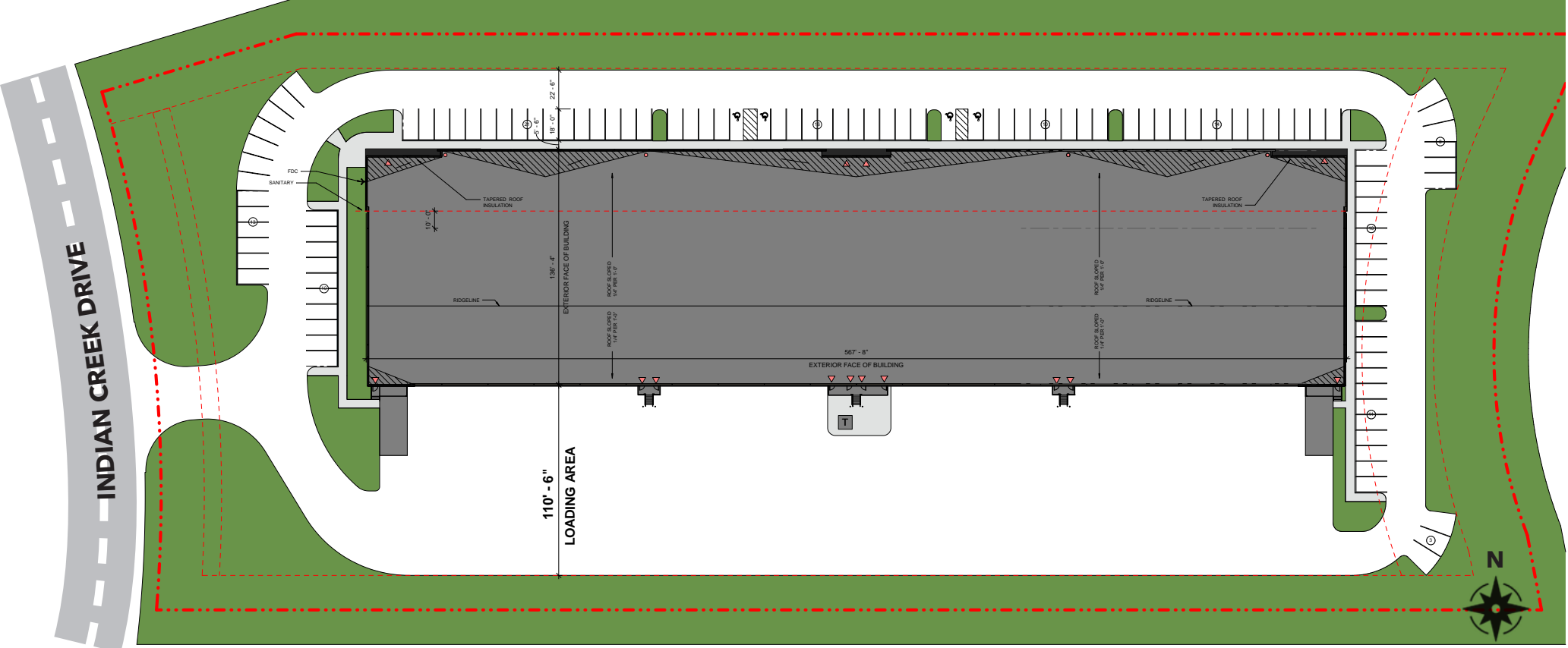
# PROPERTY OVERVIEW

<b>NAME</b>	GATEWAY 28
<b>SITE SIZE</b>	6.08 Acres
<b>ZONING</b>	PD-IP 1993 (Revised)
<b>BUILDING SIZE</b>	76,275 SF
<b>CLEAR HEIGHT</b>	28'
<b>BAY SPACING</b>	40' x 45' Typical Bays
<b>PARKING</b>	1.5/1,000
<b>DOCKS</b>	20 Docks (9' x 10') - 10 Additional Knock-Out Panels
<b>DRIVE-INS</b>	2 Ramped Drive-Ins (12' x 14')
<b>BUILDING DEPTH</b>	135'
<b>FIRE PROTECTION</b>	ESFR
<b>TELCOM/FIBER</b>	Service available in the Park from Verizon, ATT, Comcast and Lumen (CenturyLink)
<b>WATER/SEWER</b>	Public water and sewer provided by Loudoun Water
<b>SLAB ON GRADE</b>	6" thick 4,000 psi concrete over 4" stone base
<b>ELECTRICAL SERVICE</b>	2,000-amp, 277-volt, 3-phase with service provided by Dominion Energy

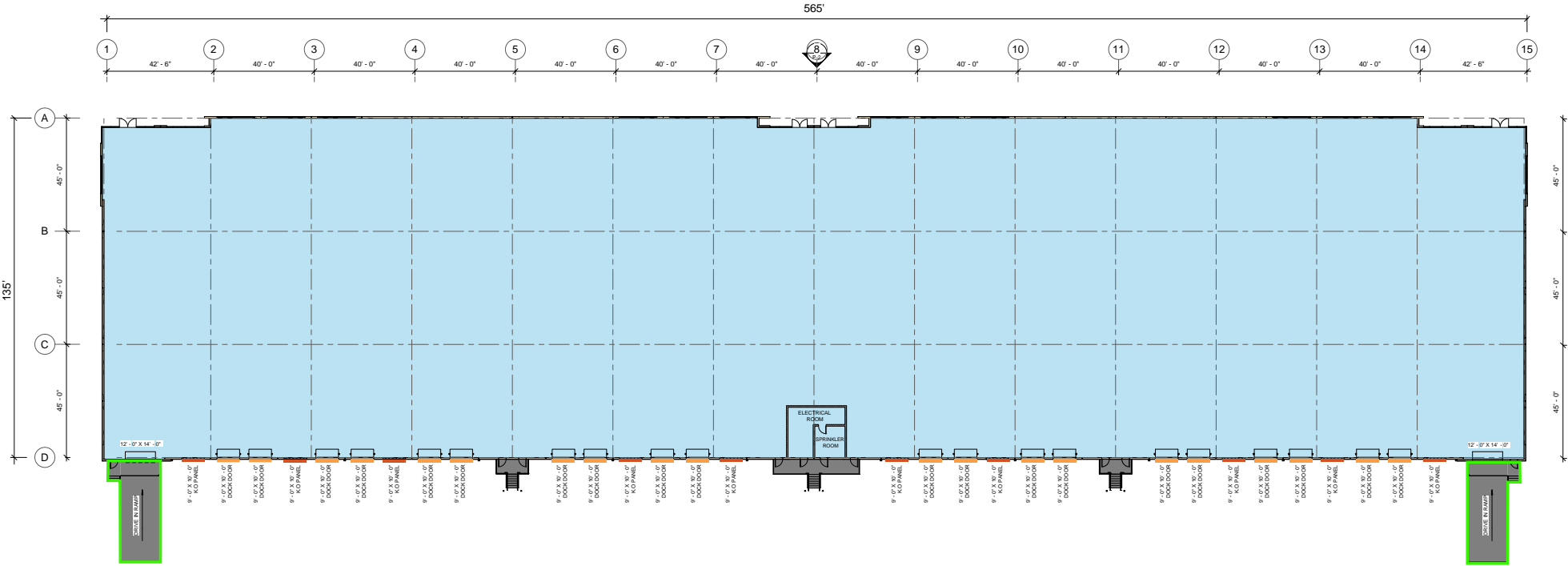




# SITE PLAN



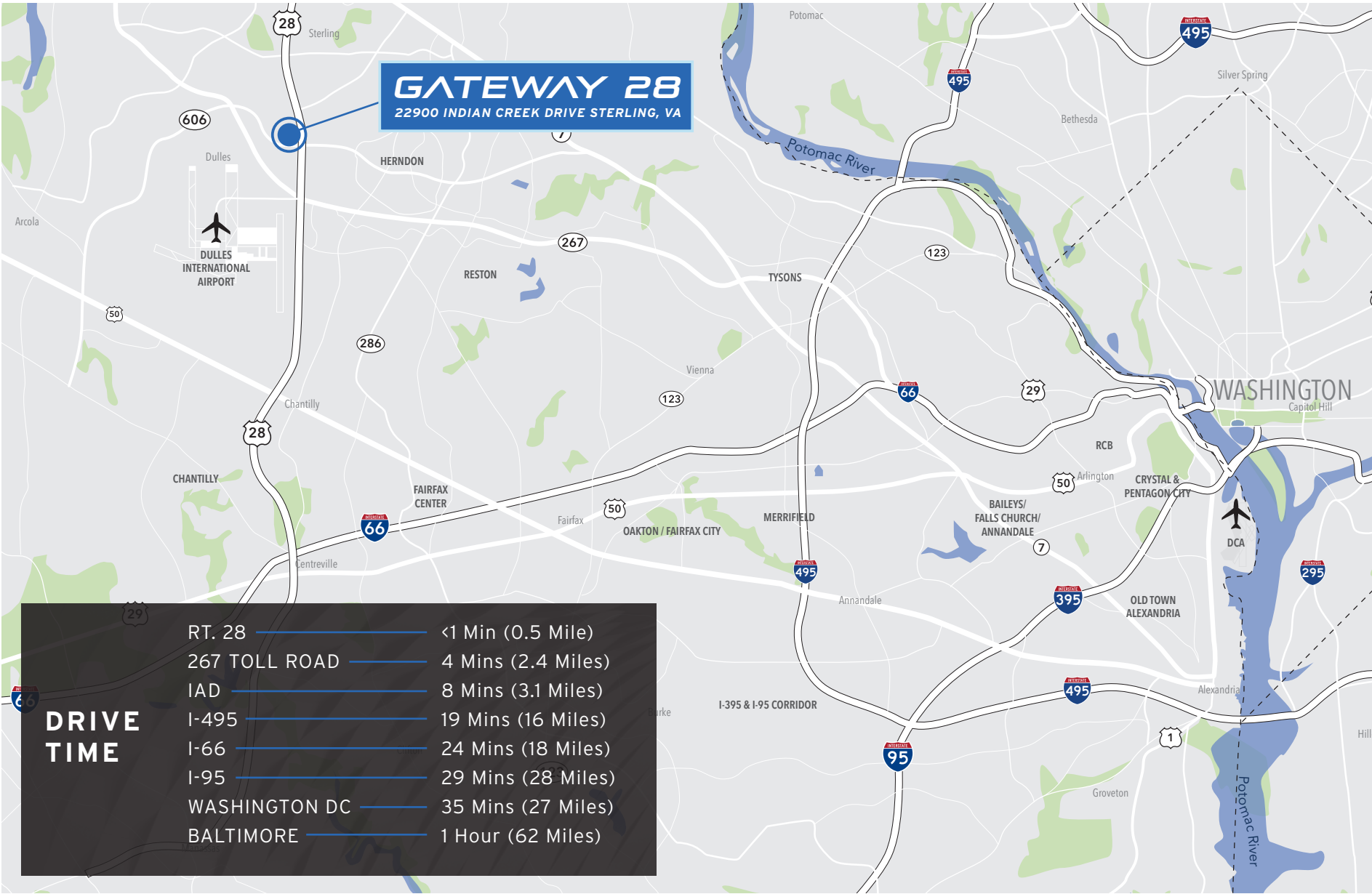
# FLOOR PLAN

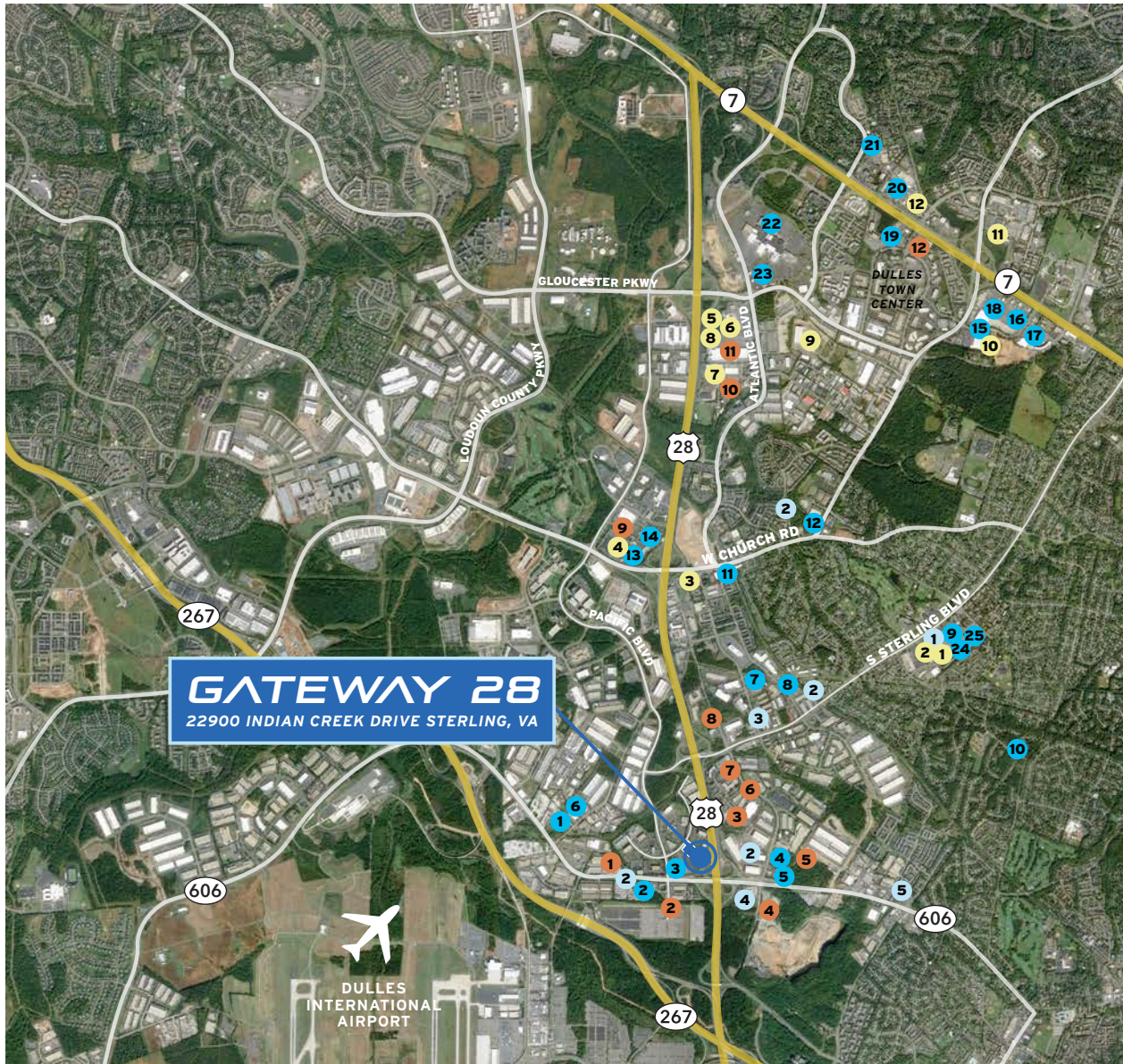


KEY	
DOCKS	
KNOCK-OUT	
RAMPED DRIVE-IN	



# REGIONAL MAP





**GATEWAY 28**  
22900 INDIAN CREEK DRIVE STERLING, VA



## FOOD

- |                          |                       |
|--------------------------|-----------------------|
| 1 Johnny Ray's Soul Food | 13 Chick-fil-A        |
| 2 Market Food Court      | 15 Buffalo Wild Wings |
| 3 Cracker Barrel         | 16 Cava               |
| 4 Burger King            | 17 Panera Bread       |
| 5 Champs Pizza           | 18 Sushi Queen        |
| 6 Chantel's Bakery       | 19 Sweetwater Tavern  |
| 7 Rocket Fog Brewery     | 20 Mission BBQ        |
| 8 Crooke Run Brewing     | 21 Starbucks          |
| 9 La Pupusa Loca         | 22 Cheesecake Factory |
| 10 Ethiopian and Yemeni  | 23 Red Lobster        |
| 11 Joe's Cafe            | 24 Taco Bell          |
| 12 King's Buffet         | 25 McDonalds          |

## HOTELS

- |                 |                             |
|-----------------|-----------------------------|
| 1 Fairfield Inn | 7 Towne Place by Marriott   |
| 2 Extended Stay | 8 Spring Hill by Marriott   |
| 3 Holiday Inn   | 9 Residence Inn by Marriott |
| 4 Hyatt House   | 10 Double Tree Inn          |
| 5 Country Inn   | 11 Candlewood Suites        |
| 6 Best Western  | 12 Hampton Inn              |

## GAS

- |          |          |
|----------|----------|
| 1 Sunoco | 4 Sheetz |
| 2 Exxon  | 5 Wawa   |
| 3 Shell  |          |

## RETAIL

- |                   |               |
|-------------------|---------------|
| 1 Big Lots        | 7 Lowe's      |
| 2 Dollar Tree     | 8 Best Buy    |
| 3 In & Out Market | 9 T.J. Maxx   |
| 4 Target          | 10 Costco     |
| 5 Walmart         | 11 Home Depot |
| 6 Sam's Club      | 12 Aldi       |

# GATEWAY 28

**DEVELOPED & OWNED BY:**



**LEASED BY:**



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