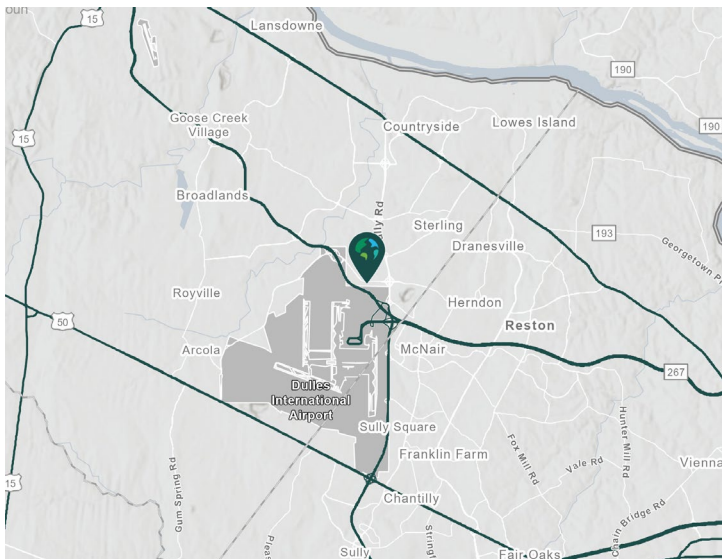


**45065 Old Ox Road
Dulles, VA 20166**

Prologis Dulles Distribution Center



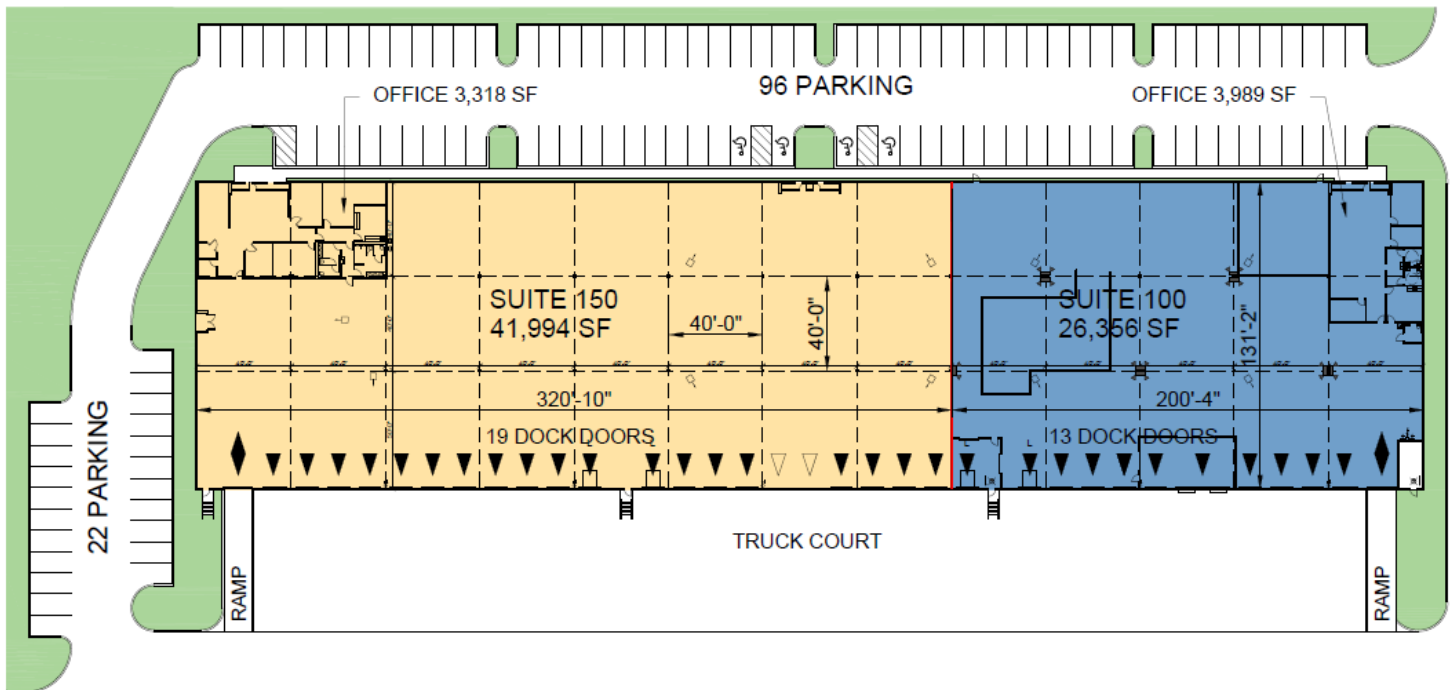
- Immediate access to Route 606 and the Dulles Toll Road
- Heart of Dulles, VA with efficient travel times to Dulles International Airport

Property Features

Available Space	41,994 SF
Office Space	3,318 SF
Clear Height	26'
Column Spacing	40' x 40'
Dock Doors	19 dock doors; 2 pit levelers and 1 drive-in door
Car Parking Spaces	Ample Parking
Sprinkler	ESFR
Lighting	LED Motion Sensor
Electrical	600 amps



Unlock the full potential of your warehouse with one strategic, single-source partner.



LEGEND:

- ▲ DOCK POSITION
- ▲ DOCK POSITION W/ LEVELER
- ◆ DRIVE-IN DOOR
- LAND
- LEASED AREA
- AVAILABLE AREA

CBRE

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