

27,392 SF

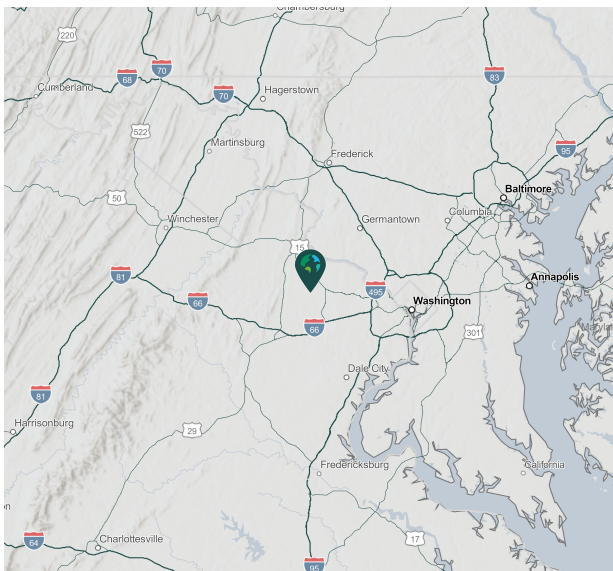
Industrial Space For Lease



Prologis Dulles Commerce Center



23700 Pebble Run Place
Sterling, VA 20166 USA



LOCATION

- Immediate access to Route 267 and convenient access to I-66 and I-495
- Within 6 miles of the Dulles Airport
- Loudoun County provides an excellent source of labor that compliments pro-business climate with an outstanding transportation system

FACILITY

- 27,392 SF available
- 4,530 SF office
- January 2025 availability
- Trailer parking/outside storage
- 24' clear height
- 40' x 40' column spacing
- 10 dock doors; 4 edge of docks; 1 drive-in
- 277/480 electric service; 200 amps
- Ample parking
- LED lighting
- ESFR sprinkler system

ADVANTAGES AND AMENITIES

- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign
- Fast, cost-effective forklift and racking sourcing through

Prologis Essentials: your single-source service for efficient move-in and operations at [prologisessentials.com](https://www.prologisessentials.com)

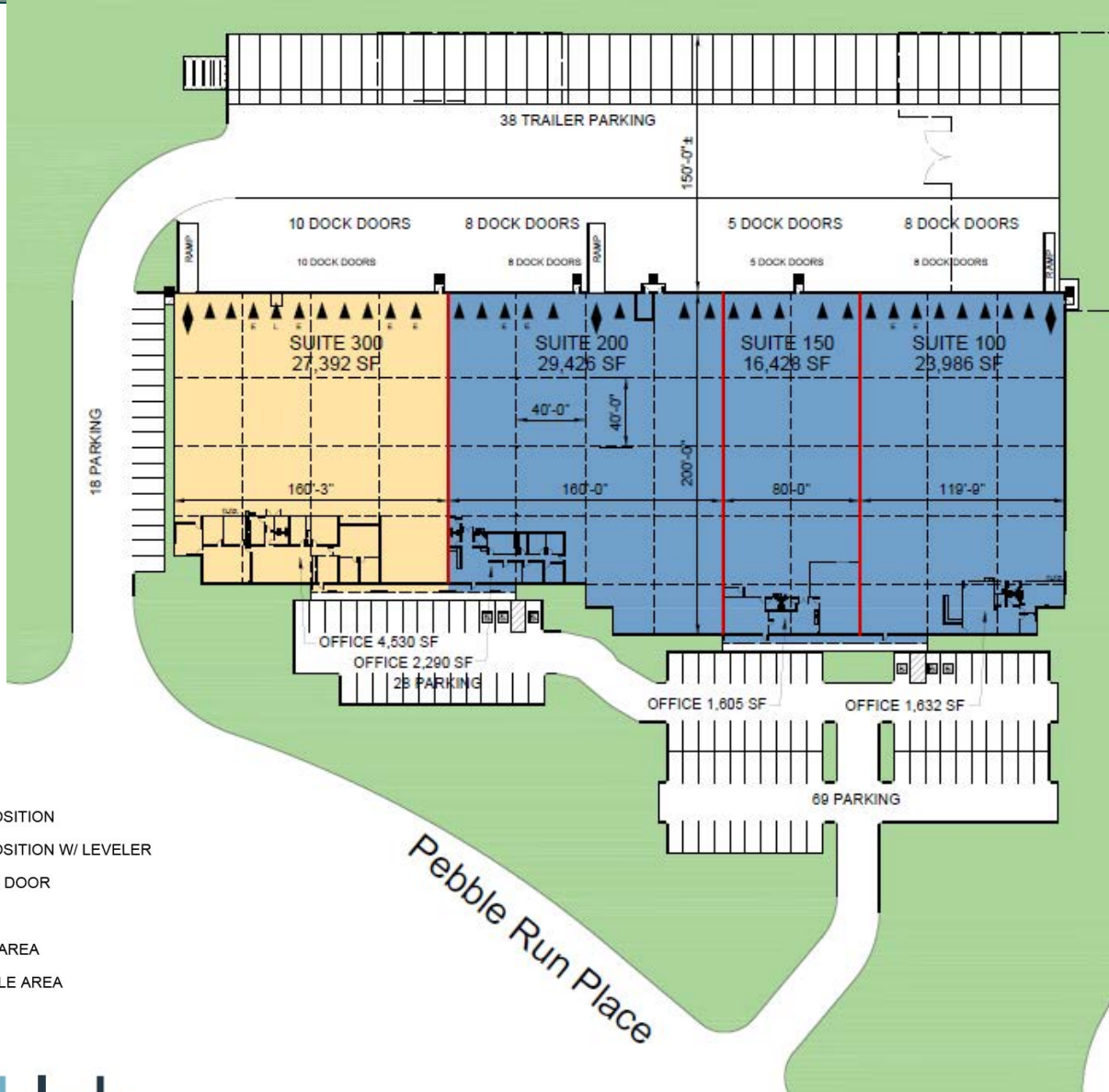
www.prologis.com

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LEGEND:

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



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