

# 29,426 SF

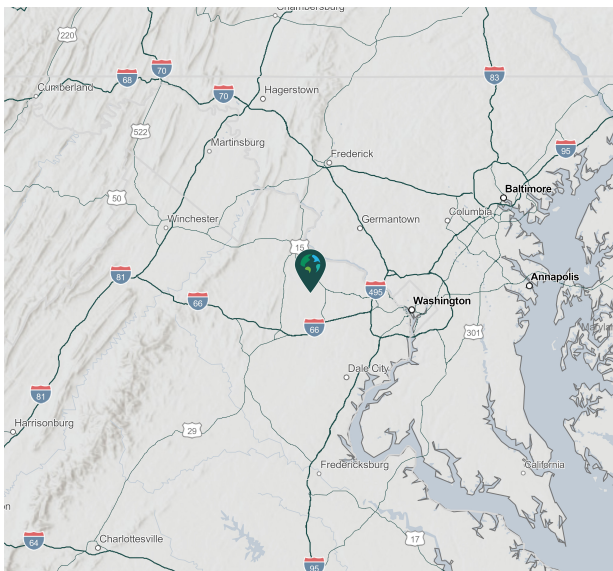
Industrial Space For Lease



## Prologis Dulles Commerce Center



23700 Pebble Run Place  
Sterling, VA 20166 USA



### LOCATION

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

### FACILITY

- 29,426 SF available
- 2,290 SF office
- Trailer parking/outside storage – 2,000 SF
- April 2024 availability
- 24' clear height
- 40' x 40' column spacing
- 8 dock doors; 2 levelers; 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://prologisessentials.com)**

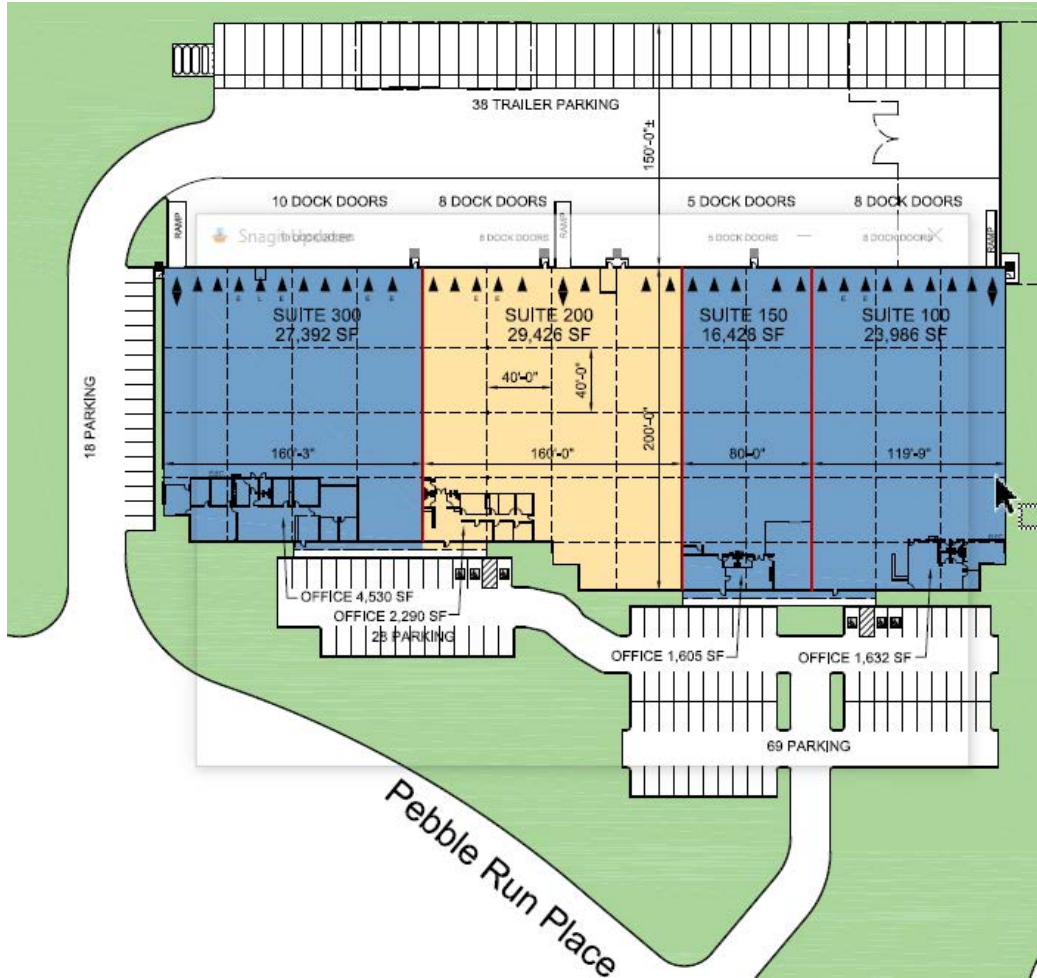
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**LEGEND:**

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



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