

# 8,830 SF

Industrial Space For Lease



## Prologis Concorde Distribution Center



22650 Executive Drive  
Sterling, VA 20166 USA

### LOCATION

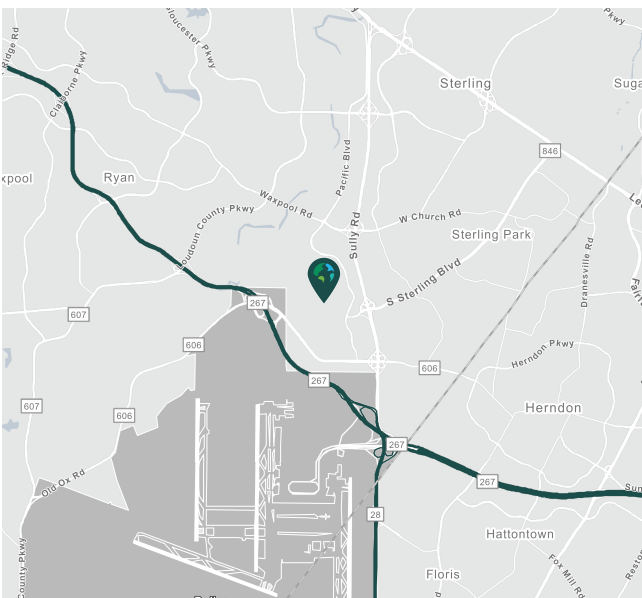
- Immediate access to Route 606 and the Dulles Toll Road
- Heart of Dulles, VA with efficient travel times to Dulles International Airport

### FACILITY

- 8,830 SF available
- 2,662 SF office
- September 2023 availability
- 37' x 30'-4" column spacing
- 18' clear height
- 4 dock doors
- Ample Parking
- LED lighting

### ADVANTAGES AND AMENITIES

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



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

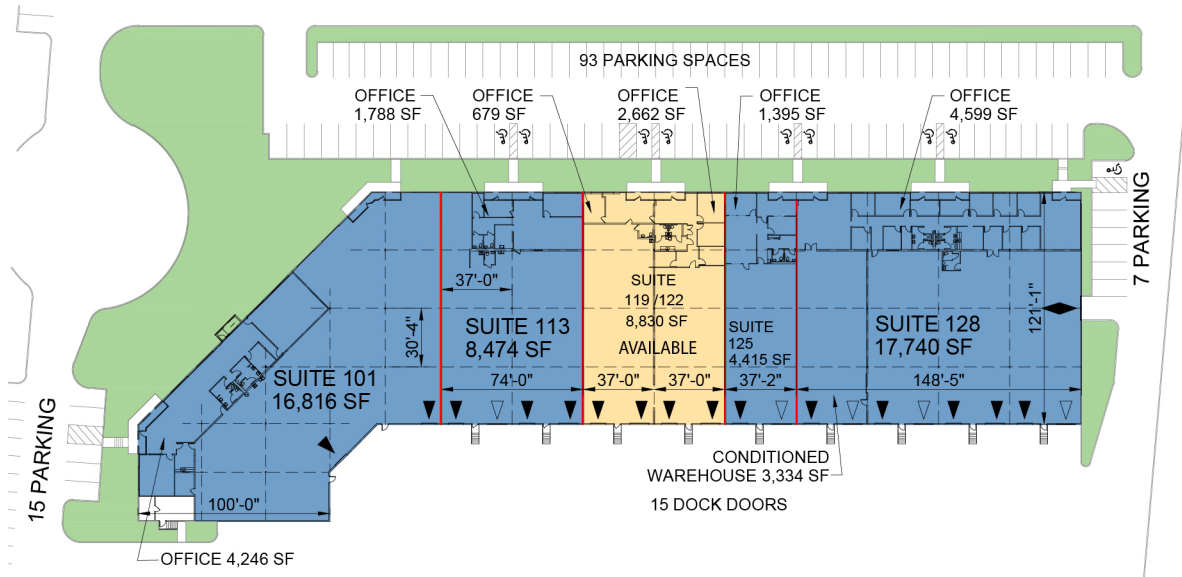
[www.prologis.com](https://www.prologis.com)

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### LEGEND:

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



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