

# 10,765 - 21,440 SF

## Industrial/Flex Space For Lease



## Prologis Dulles Summit Park

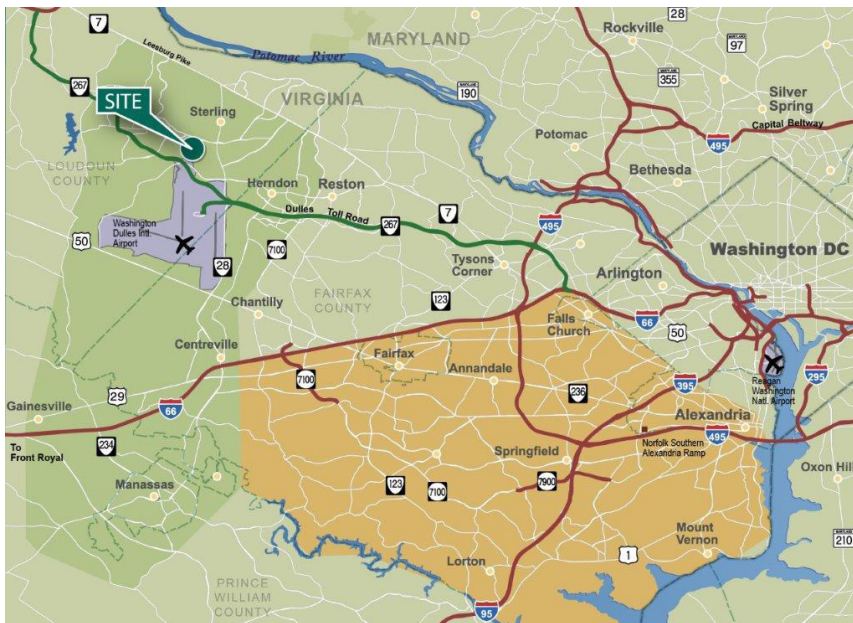
22705 Dulles Summit Court  
Sterling, VA 20166 USA

### LOCATION

- 1/2 mile west of the Dulles Airport north entrance
- Adjacent to the Park & Ride and Dulles Greenway with easy access to the Dulles Toll Road and Route 28

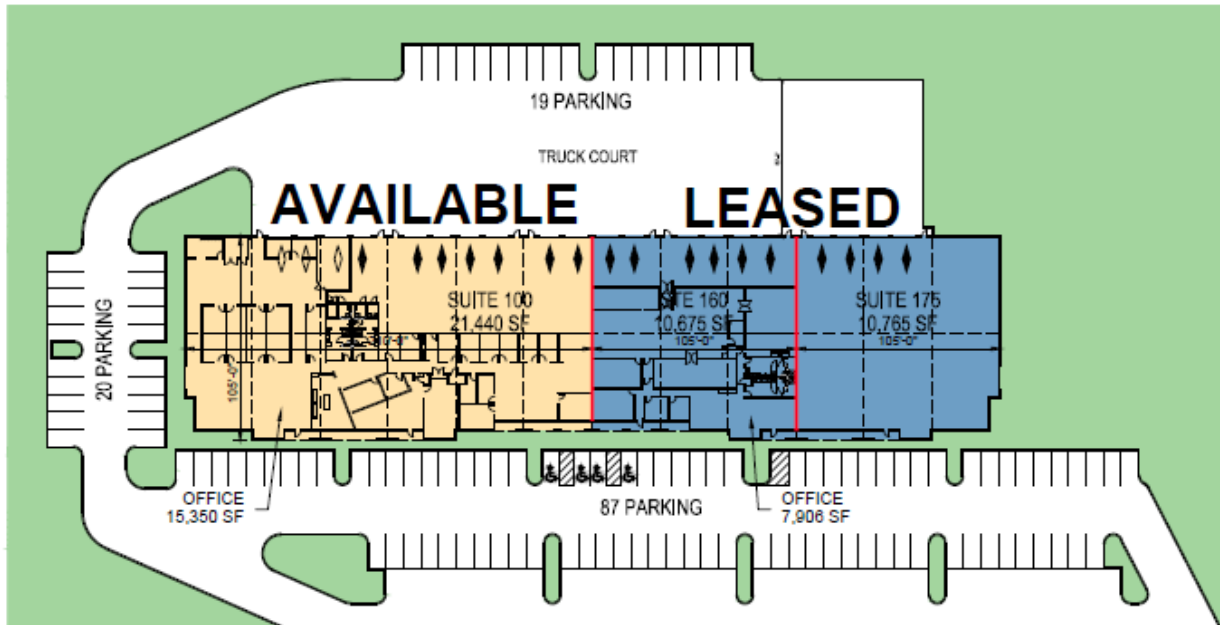
### FACILITY

- 42,880 SF industrial/flex facility with prominent exposure on Route 606
- 21,440 SF available (divisible to 10,765 SF)
- Secure outside storage available
- 10 drive-in doors
- 35' x 55' column spacing
- 15,350 SF move-in ready office
- LED lighting in warehouse & office
- Wet sprinkler system
- 18' minimum clear height
- Rear loaded independent truck court

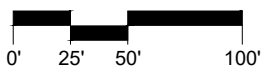


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SITE PLAN



LEGEND:

- ▲ DOCK POSITION
- ▲<sub>L</sub> DOCK POSITION W/LEVELER
- ◆ DRIVE-IN DOOR
- ◇ FUTURE DRIVE-IN DOORS
- LAND
- LEASED AREA
- AVAILABLE AREA



### Transwestern

Steve Cloud  
stephen.cloud@transwestern.com  
ph + 1 703 749 9455  
cell + 1 703 967 2131  
7900 Tysons One Place  
Suite 600  
McLean, VA 22202

### Prologis

Thomas Hinder  
thinder@prologis.com  
ph +1 410 872 4569  
cell +1 240 470 0323  
6711 Columbia Gateway Drive  
Suite 130  
Columbia, MD 21046



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### Amenities Map



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Steve Cloud

[stephen.cloud@transwestern.com](mailto:stephen.cloud@transwestern.com)

ph + 1 703 749 9455

cell + 1 703 967 2131

7900 Tysons One Place

Suite 600

Mclean, VA 22202

Prologis

Thomas Hinder

[thinder@prologis.com](mailto:thinder@prologis.com)

ph +1 410 872 4569

cell +1 240 470 0323

6711 Columbia Gateway Drive

Suite 130

Columbia, MD 21046