

23,747 SF

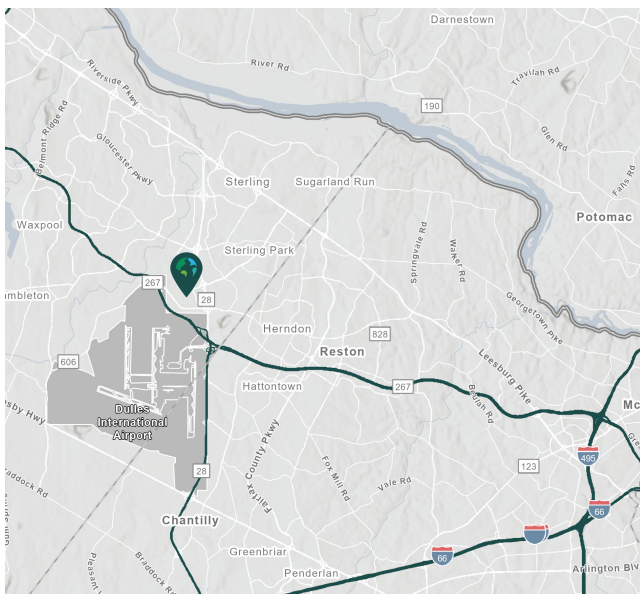
Industrial Space For Lease



Prologis Dulles Gateway



45180 Global Plaza
Sterling, VA 20166 USA



LOCATION

- Immediate access to Route 28 and Route 606
- Loudoun County provides an excellent source of labor that compliments pro-business climate and an outstanding transportation system
- 3 miles to Dulles International Airport

FACILITY

- 23,747 SF available
- 2,729 SF office space
- December 2024 availability
- 24' clear height
- 40' x 40' column spacing
- Ample parking
- 6 dock doors; 5 with edge of docks; 1 drive-in door
- 200 amps
- LED lighting
- ESFR sprinkler system

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://www.prologisessentials.com)

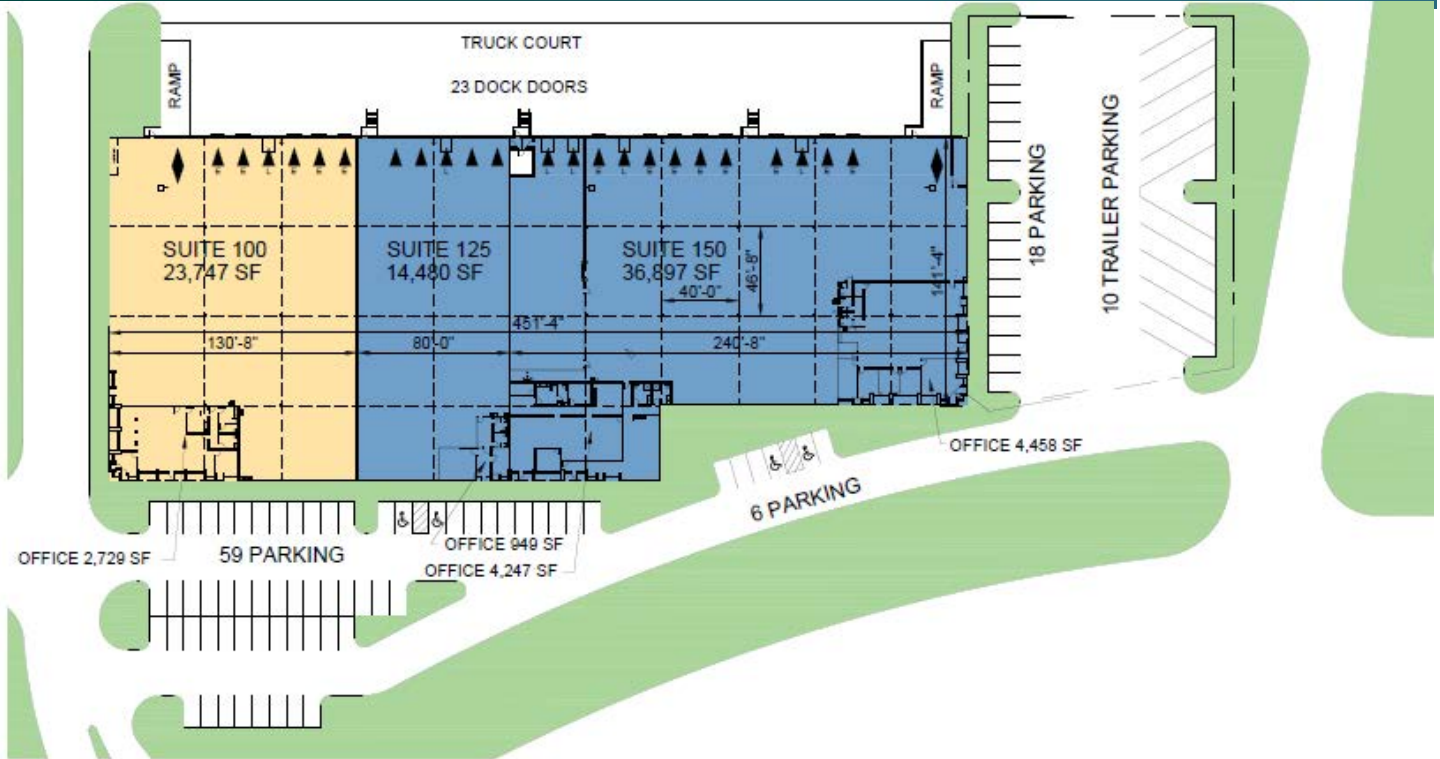
www.prologis.com

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LEGEND:

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



CBRE
Bob Gibbs
bob.gibbs@cbre.com
ph +1 703 905 0301
8350 Board Street
Suite 1100
McLean, VA 22102 USA

CBRE
Daniela Patino
daniela.patino@cbre.com
ph +1 703 905 0303
8350 Broad Street
Suite 1100
McLean, VA 22102 USA

CBRE
Tony Russo
tony.russo@cbre.com
ph +1 703 905 0210
8350 Broad Street
Suite 1100
McLean, VA 22102 USA

Prologis
Gerardo Castellanos
gcastellanos@prologis.com
ph +1 410 872 4574
113 Executive Drive
Suite 122
Sterling, VA 20166 USA

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