

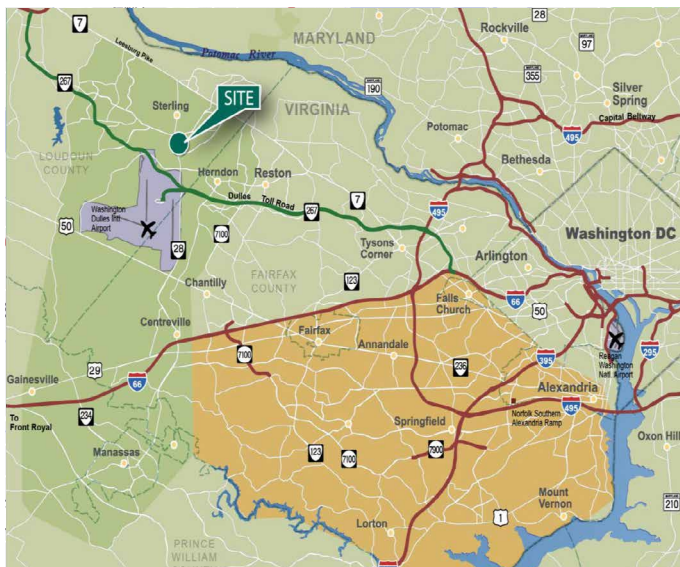
41,994 SF

## Industrial Space For Lease



# Prologis Dulles Distribution Center

45065 Old Ox Rd  
Sterling, VA 20166 USA



## LOCATION

- Prologis Dulles Distribution Center offers excellent access to Route 28, Route 606, and the Dulles Toll Road and is located near the Dulles Airport Cargo entrance
- Loudoun County provides an excellent source of labor that compliments a pro-business climate and an outstanding transportation system

## FACILITY

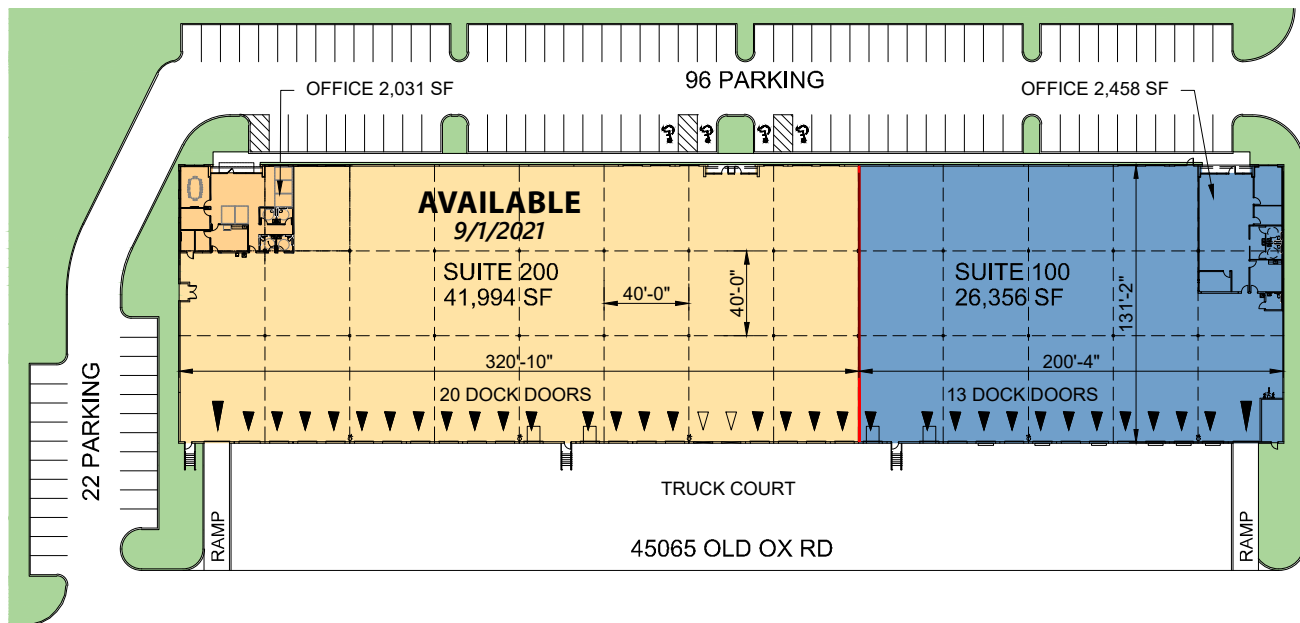
- Available: 41,994 SF (Available 9/1/2021)
- Zoning: PD-IP (1972) Loudoun County
- Loading: Nineteen (19) Docks, One (1) Drive-In (Ramped)
- Truck Court: 180'
- Columns: 40' x 40'
- Ceiling Height: 24' minimum clear height
- Office Space: 2,031 SF Class A (finish-to-suit)
- ESFR Sprinkler System

## ADVANTAGES AND AMENITIES

- Excellent access to Route 606, Route 28 and Dulles Greenway
- In close proximity to Dulles International Airport
- Numerous amenities nearby
- Strong demographics

# 41,994 SF

## Industrial Space For Lease



### LEGEND:



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

## CBRE

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