

20,668 SF

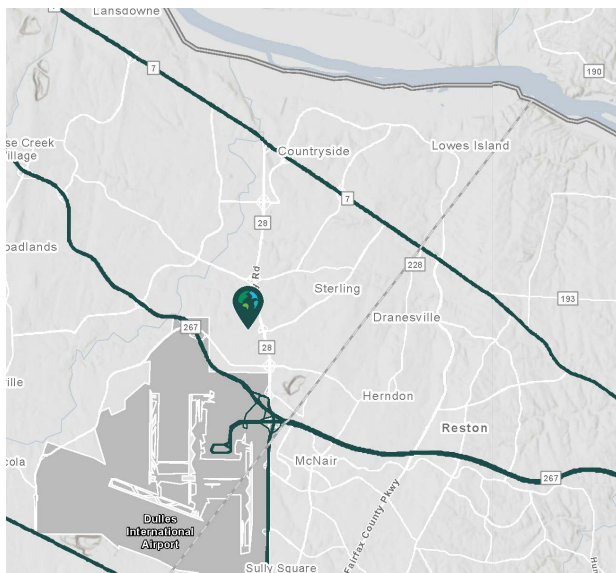
Industrial Space For Lease



Prologis Dulles Gateway Distribution Center



45200 Prologis 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
- Convenient access to Dulles Airport Cargo entrance

FACILITY

- 20,668 SF available
- 2,595 SF office space
- April 2024 availability
- 24' clear height
- 40' x 44' column spacing
- 180' truck court
- Ample parking
- 5 docks and 1 drive-in
- 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

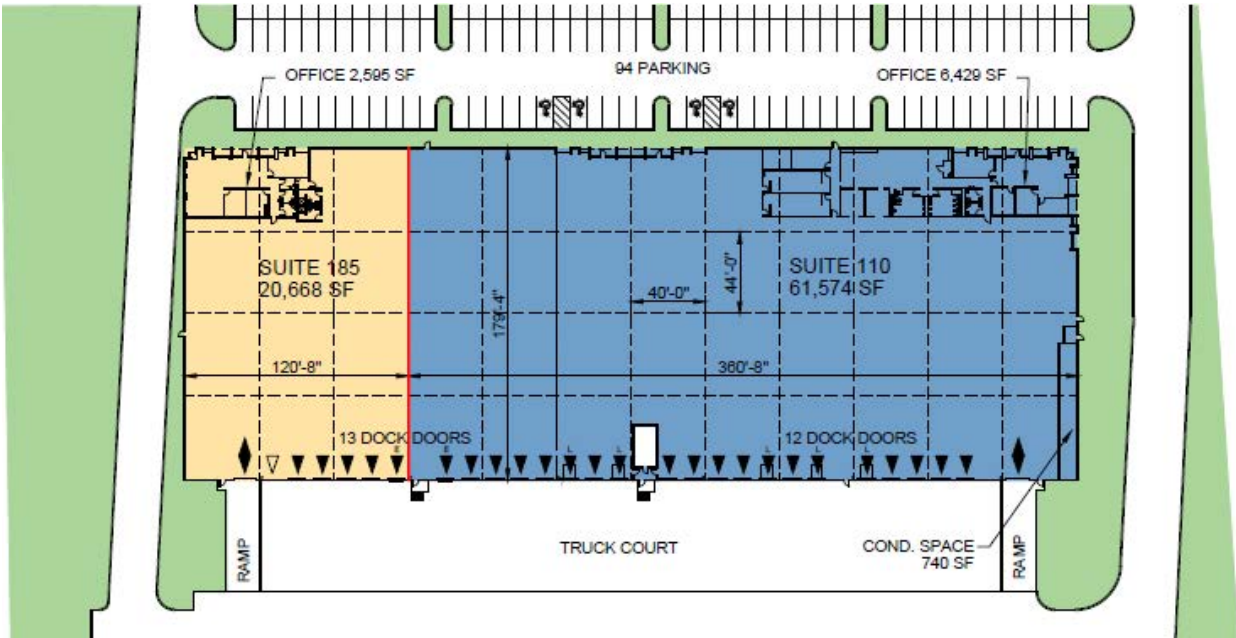
www.prologis.com

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LEGEND:

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



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