

Prologis Dulles Logistics Center

22494-22630 LOCKRIDGE ROAD | STERLING, VA 20166



DELIVERING Q2/Q3 2026

Buildings 1-3: 224,970 SF



Access Everywhere

Move the materials and goods you need with access to prominent transportation.



Less than 5 miles to Dulles Int'l Airport via 606-E.



Four buildings ranging in size from ±58,240 – ±99,840 SF.



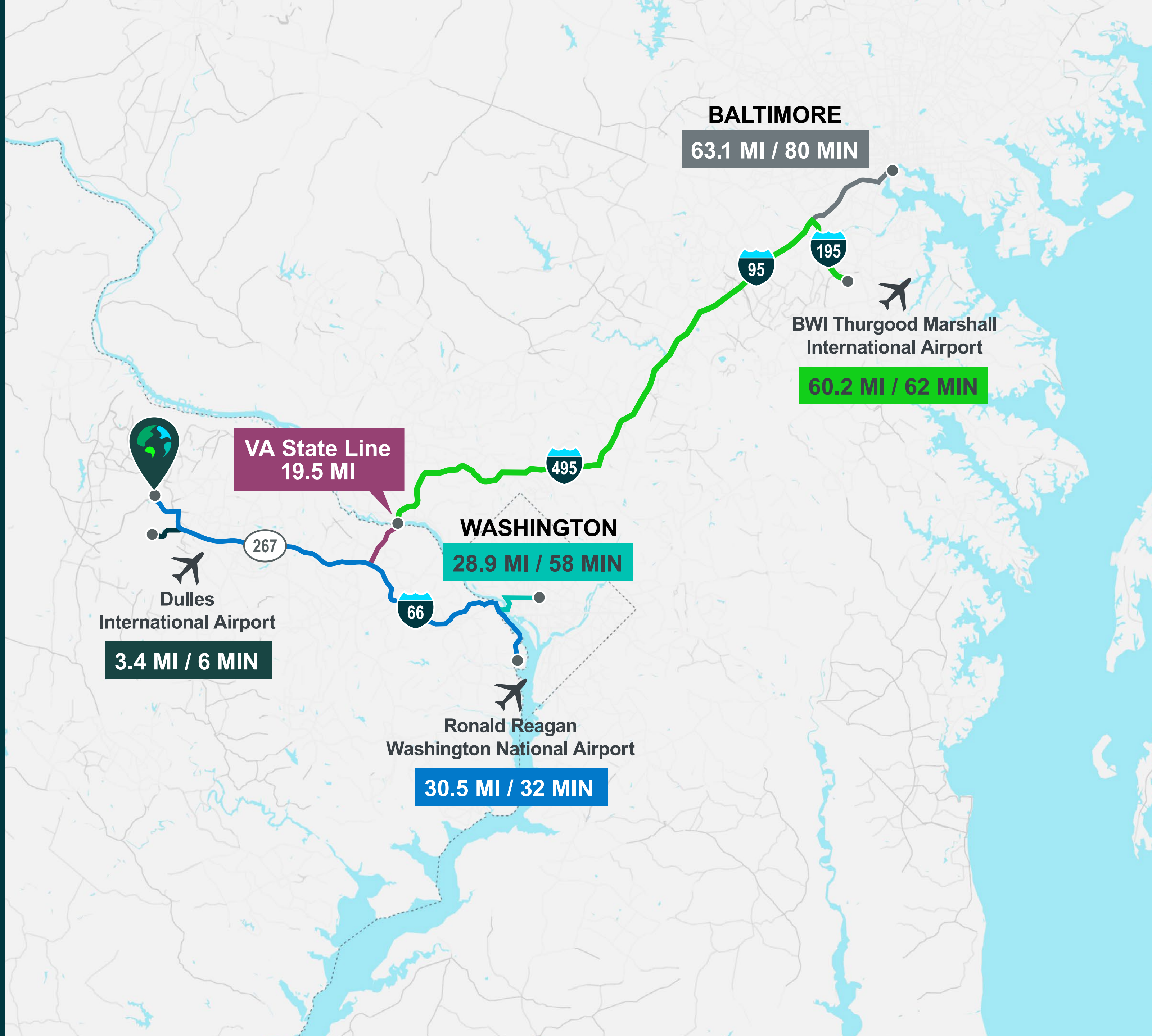
Strategically located near a high concentration of industrial and data center users.

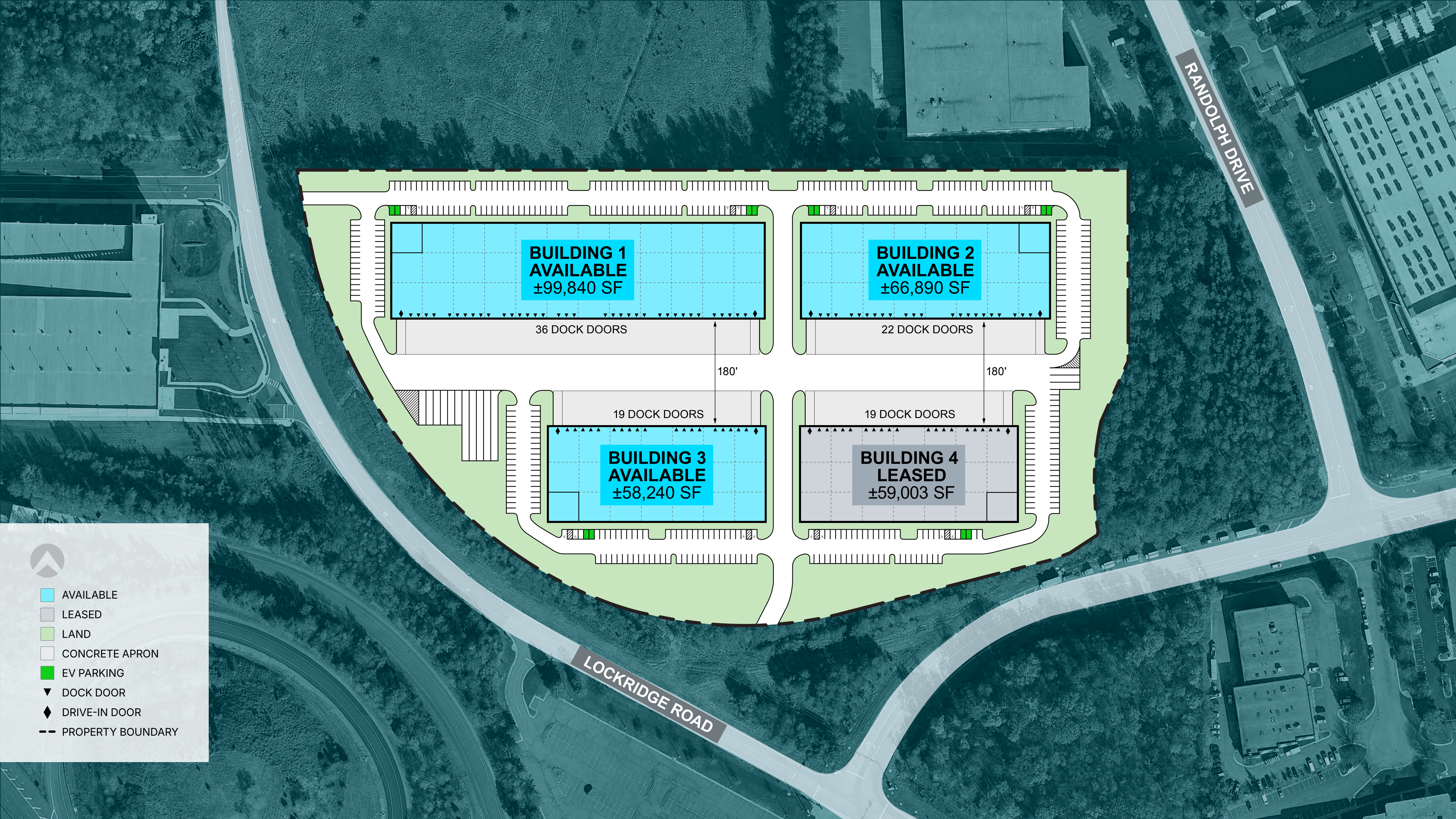


Robust transportation network, including interstates, rail and air cargo facilities.



Proximity to major interstates such as I-95, I-81, I-495, I-270 and I-66.





**BUILDING 1
AVAILABLE**
±99,840 SF

36 DOCK DOORS

**BUILDING 2
AVAILABLE**
±66,890 SF

22 DOCK DOORS

**BUILDING 3
AVAILABLE**
±58,240 SF









19 DOCK DOORS

**BUILDING 4
LEASED**
±59,003 SF

19 DOCK DOORS

RANDOLPH DRIVE

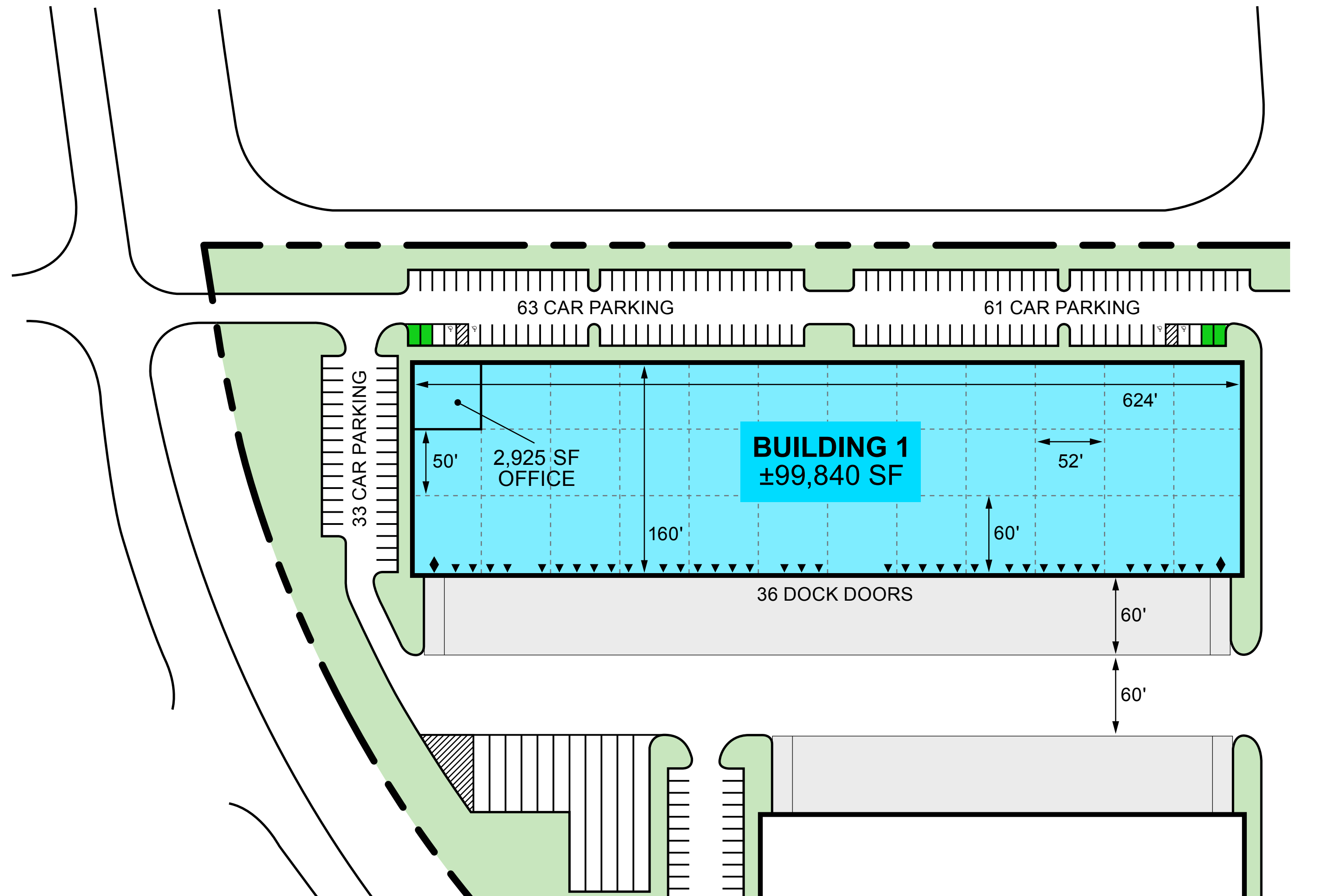
LOCKRIDGE ROAD







-  AVAILABLE
-  LEASED
-  LAND
-  CONCRETE APRON
-  EV PARKING
-  DOCK DOOR
-  DRIVE-IN DOOR
-  PROPERTY BOUNDARY

Property Features

Building 1 – Delivering Q3
22494 Lockridge Road

Available Space	±99,840 SF
Office SF	±2,925 SF of spec office
Clear Height	32'
Column Spacing	52' x 50'
Dock Doors	36 total, 18 included with mechanically operated dock leveler
Drive-in Doors	2
Car Parking	157 total car parking with 4 EV-equipped spaces
Electrical Service	2,400 amps; 4,000 amps switchgear
Sprinkler	ESFR with K-17 sprinkler heads
Lighting	LED
Slab	6" slab, reinforced in the first bay

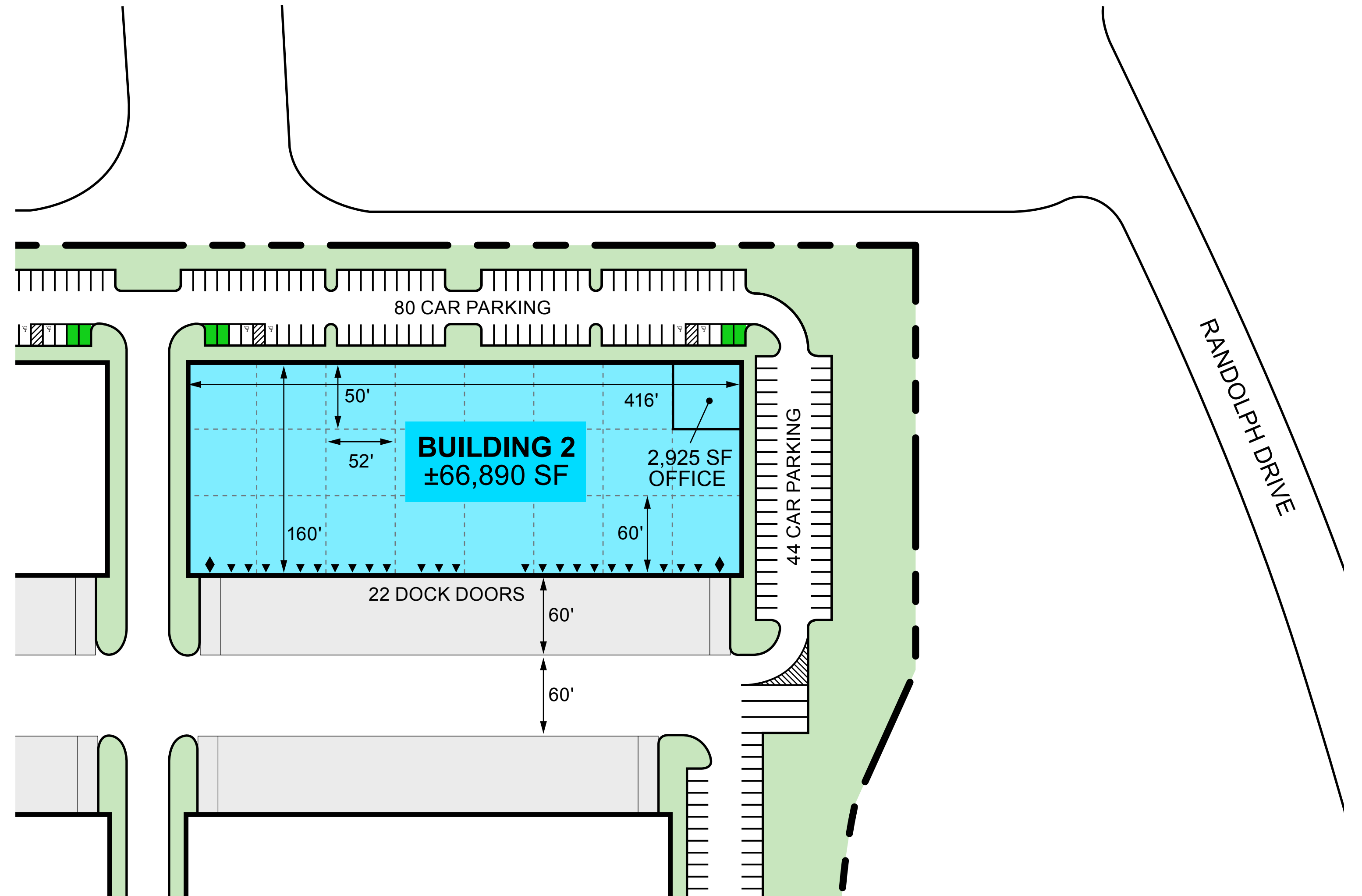



-  AVAILABLE
-  LAND
-  CONCRETE APRON
-  EV PARKING
-  DOCK DOOR
-  DRIVE-IN DOOR

Property Features

Building 2 – Delivering Q2
22504 Lockridge Road

Available Space	±66,890 SF
Office SF	±2,925 SF of spec office
Clear Height	32'
Column Spacing	52' x 50'
Dock Doors	22 total, 11 included with mechanically operated dock leveler
Drive-in Doors	2
Car Parking	124 total car parking with 4 EV-equipped spaces
Electrical Service	2,400 amps; 4,000 amps switchgear
Sprinkler	ESFR with K-17 sprinkler heads
Lighting	LED
Slab	6" slab, reinforced in first bay



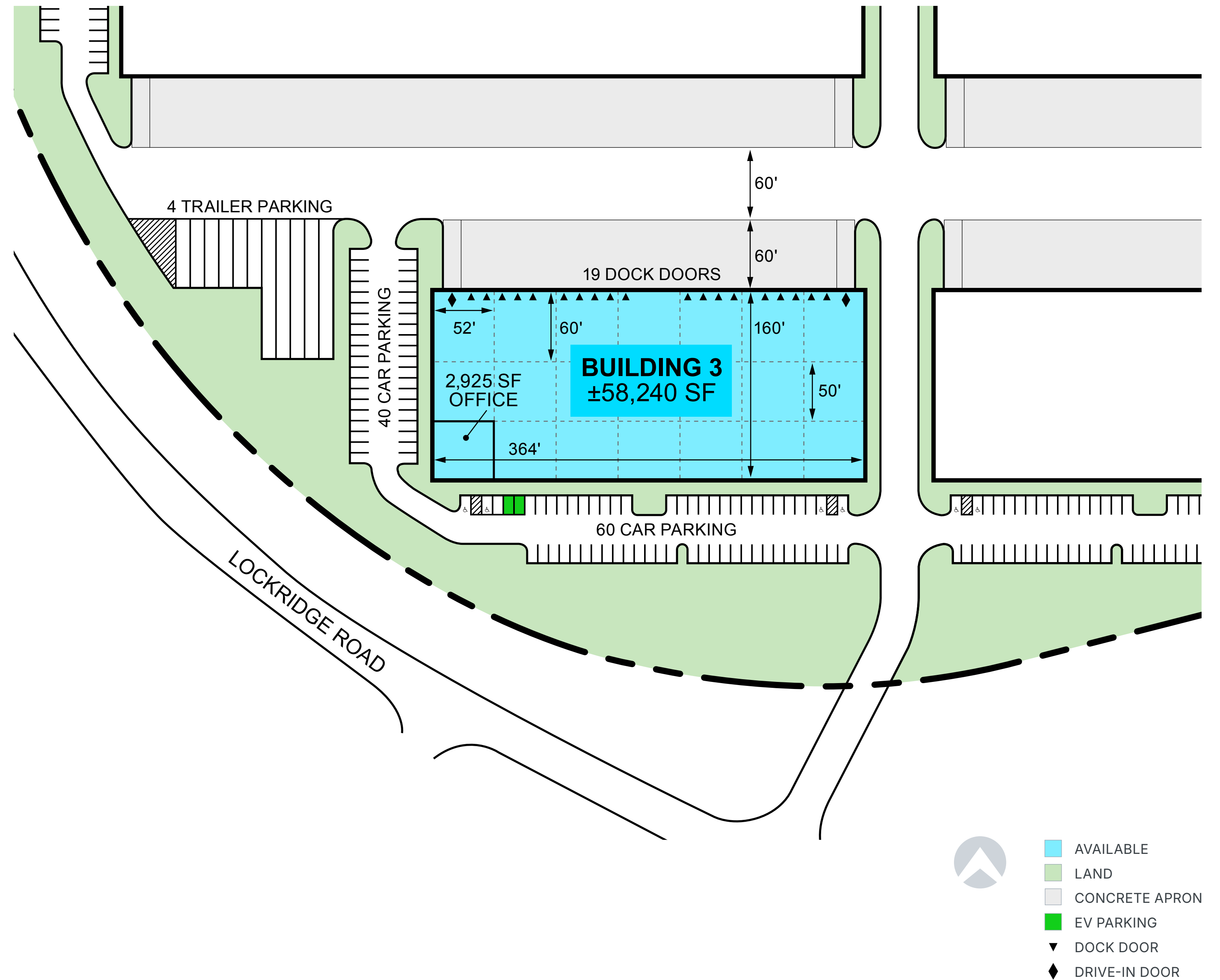


- AVAILABLE
- LAND
- CONCRETE APRON
- EV PARKING
- DOCK DOOR
- DRIVE-IN DOOR

Property Features

Building 3 – Delivering Q2
22620 Lockridge Road







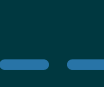

Available Space	±58,240 SF
Office SF	±2,925 SF of spec office
Clear Height	32'
Column Spacing	52' x 50'
Dock Doors	19 total, 10 included with mechanically operated dock leveler
Drive-in Doors	2
Car Parking	100 total car parking with 2 EV-equipped spaces
Trailer Parking	4
Electrical Service	2,400 amps; 4,000 amps switchgear
Sprinkler	ESFR with K-17 sprinkler heads
Lighting	LED
Slab	6" slab, reinforced in the first bay

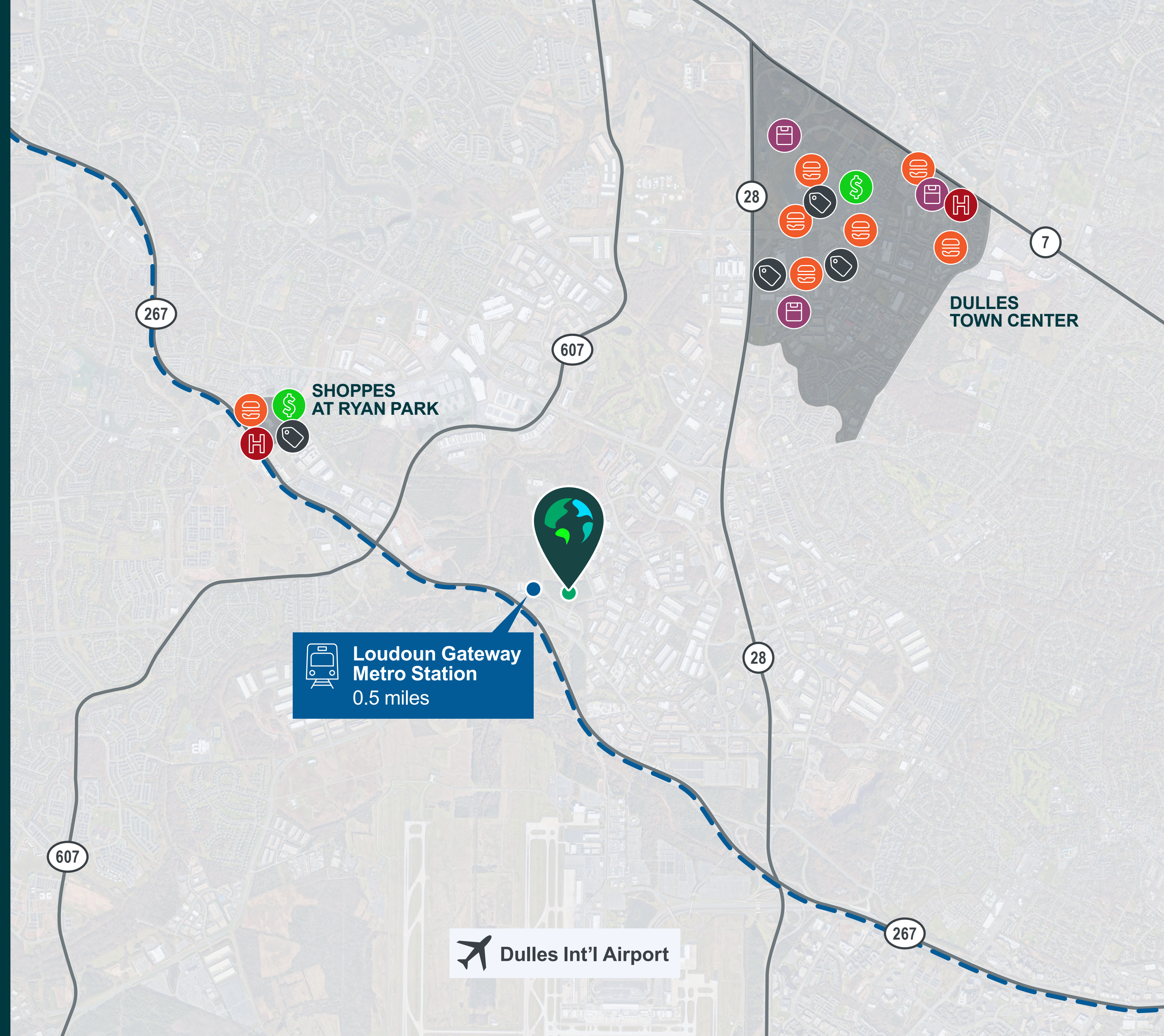


Location Overview

Convenient access to surrounding amenities and transportation.

Legend

-  Dining
-  Unions
-  Retail
-  Financial
-  Hotels
-  Medical
-  Subway Line
- 



Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Unlock the full potential of your warehouse with one strategic partner.



Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology

Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging

Partner with Prologis

Clear,
Simple,
Service.



You can count on us as your trusted partner.

Pairing up with Prologis gives you access to a full-service team of experts before and during your tenancy. Work with an in-house team of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property managers handle the day-to-day of your real estate.

Our team in Baltimore is comprised of a Market Officer, Leasing Team, RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we deliver on our promises so you can deliver on yours.

Prologis Dulles Logistics Center

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The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

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