

# 15,213 SF

Industrial Space For Lease

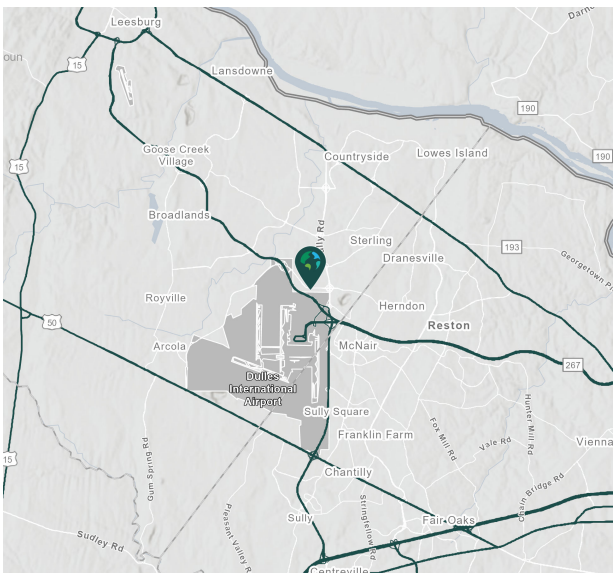


## Prologis Dulles Distribution Center



45095 Old Ox Road  
Sterling, VA 20166 USA

- Immediate access to Route 28, Route 606 and the Dulles Toll Road
- Convenient access to the Washington D.C. Corridor
- Minutes from the Dulles International Airport
- Loudoun County provides an excellent source of labor that compliments a pro-business climate and an outstanding transportation system



### FACILITY

- 15,213 SF available
- 3,381 SF office space
- Available April 1<sup>st</sup>, 2025
- 25' clear height
- 5 dock doors; 1 drive-in
- Ample parking
- 40' x 40' column spacing
- 277-480v electric service, 400 amps
- LED lighting
- ESFR

### ADVANTAGES AND AMENITIES

- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign
- Fast, cost-effective forklift and racking sourcing through Prologis Essentials

Prologis Essentials: your single-source service for efficient move-in and operations at [prologisessentials.com](https://www.prologisessentials.com)

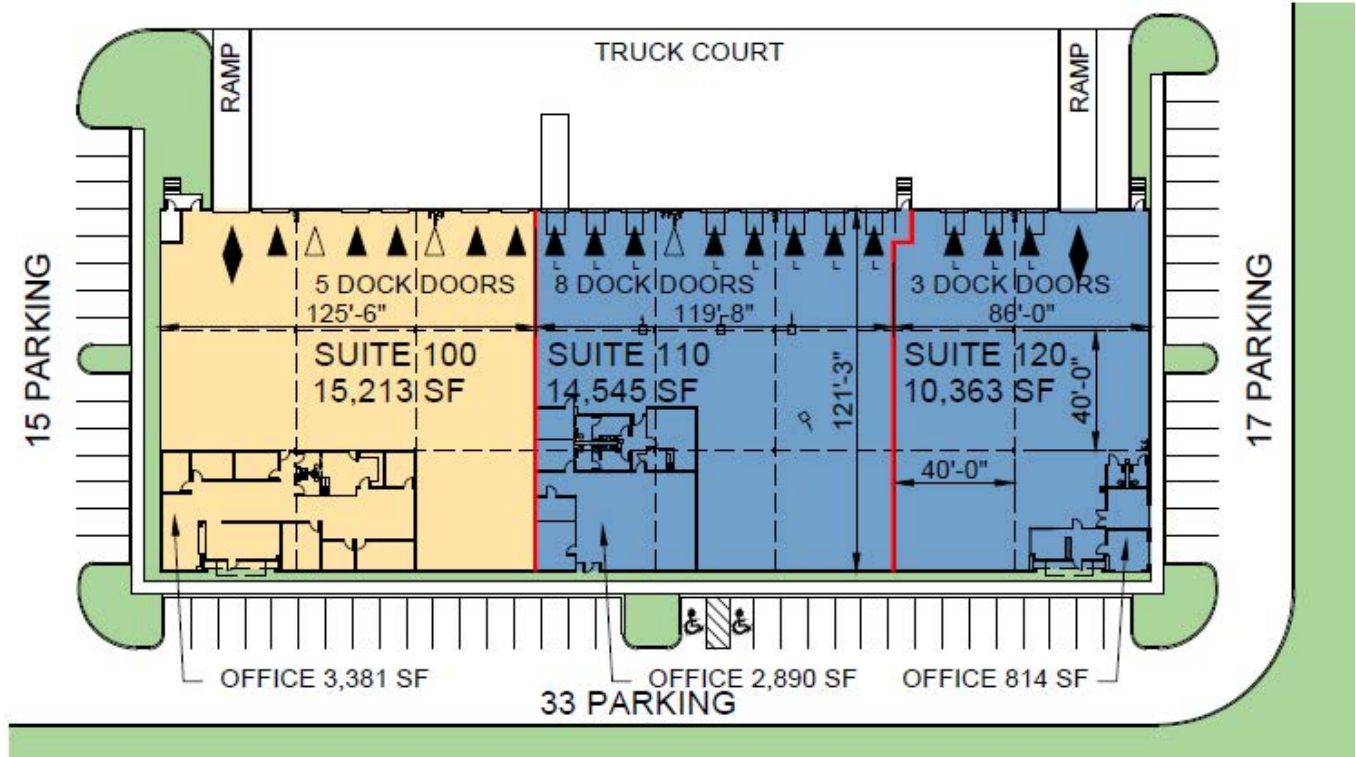
[www.prologis.com](https://www.prologis.com)

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### LEGEND:

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

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