

# 26,487 – 54,421 SF

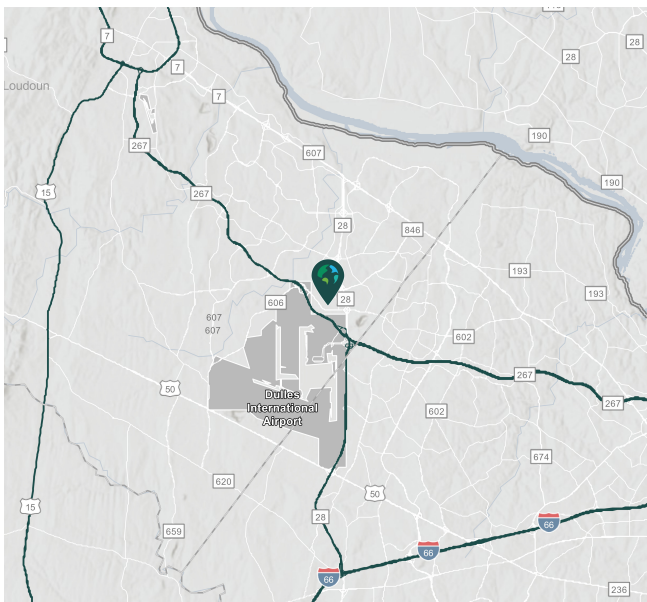
Industrial Space For Lease



## Prologis Dulles Distribution Center



45055 Underwood Lane  
Dulles, VA 20166 USA



### LOCATION

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

### FACILITY

- 26,847 SF available; up to 54,421 SF
- +/- 4,000 SF office space
- Available September 2024
- 24' clear height
- 8 dock doors; 1 drive-in; up to 16 dock doors
- Ample parking
- 40' x 40' column spacing
- 277-480v electric service, 400 amps
- LED lighting

### ADVANTAGES AND AMENITIES

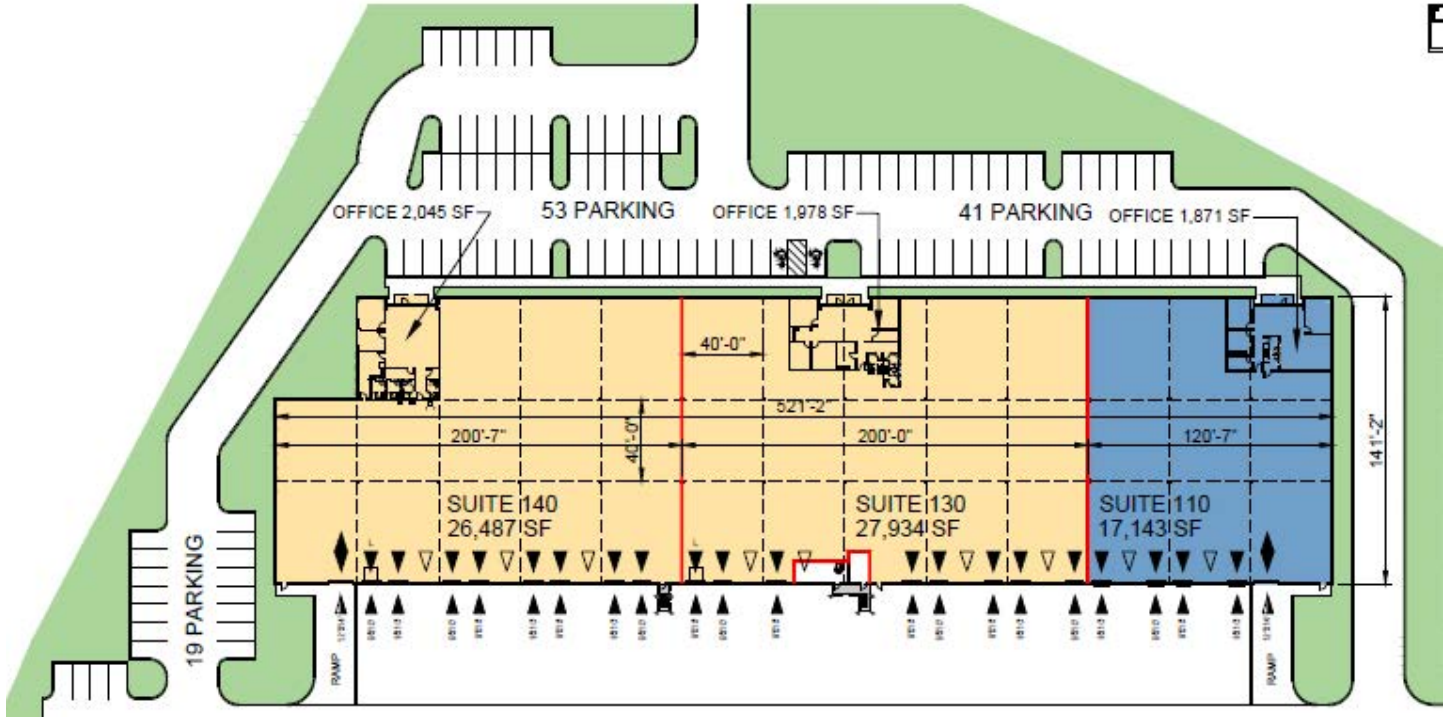
- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign
- Fast, cost-effective forklift and racking sourcing through Prologis Essentials

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**LEGEND:**

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



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