

17,143 SF

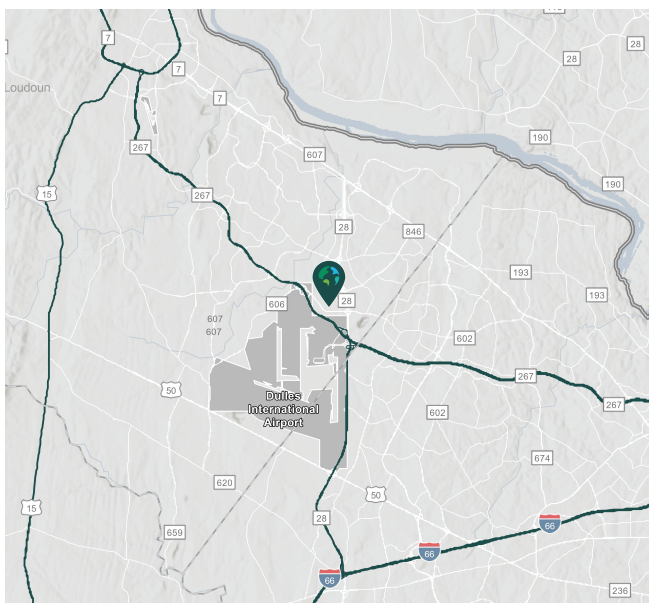
Industrial Space For Lease



Prologis Dulles Distribution Center



45055 Underwood Lane
Sterling, 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
- Loudon County provides an excellent source of labor that compliments a pro-business climate and an outstanding transportation system

FACILITY

- 17,143 SF available
- 1,871 SF office space
- 24' clear height
- 4 dock doors; 1 w/ drive-in
- Truck court: 120'
- Parking: 1.5/1,000 SF
- 40' x 40' column spacing
- 277-480v electric service, 750 amps
- PD-IP (1972) Loudon County zoning
- 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

Prologis Essentials: your single-source service for efficient move-in and operations at
prologisessentials.com

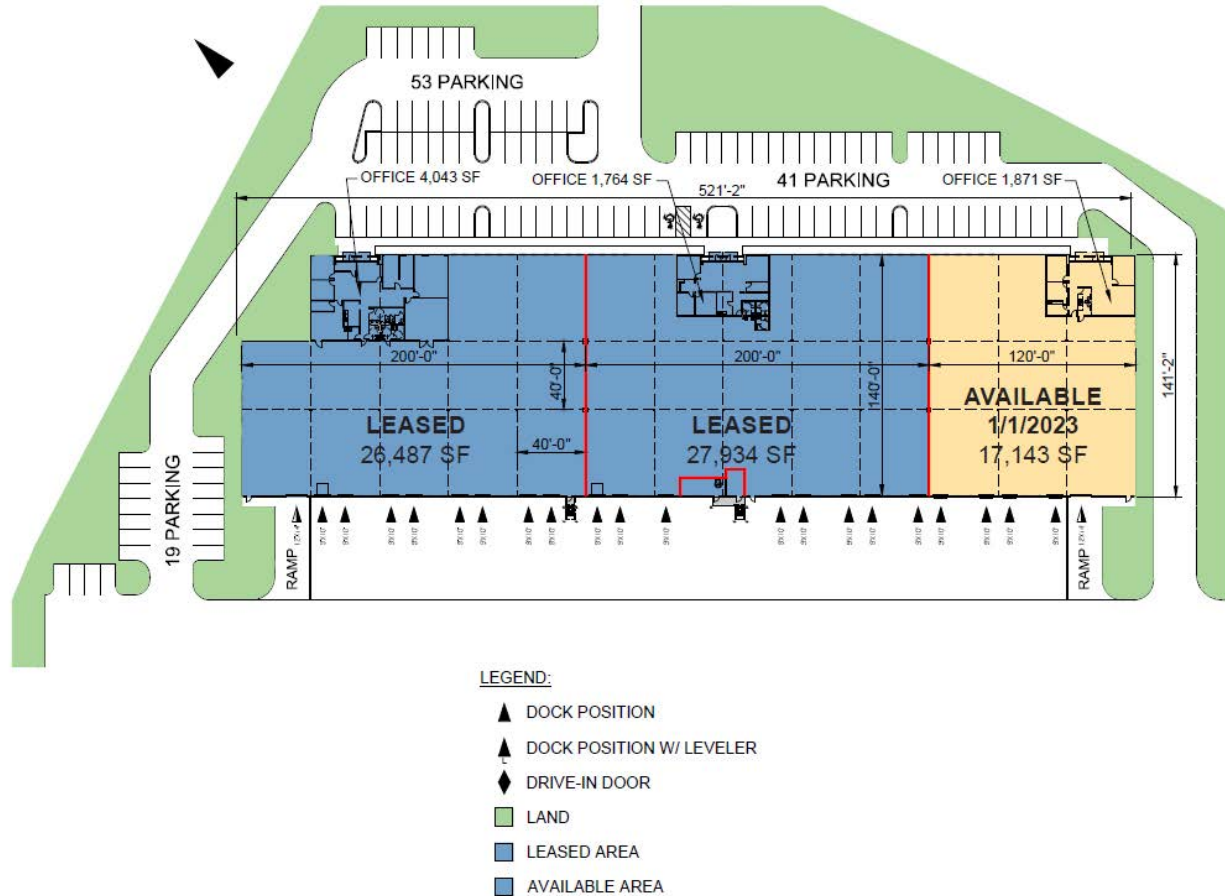
www.prologis.com

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