

80,749 SF

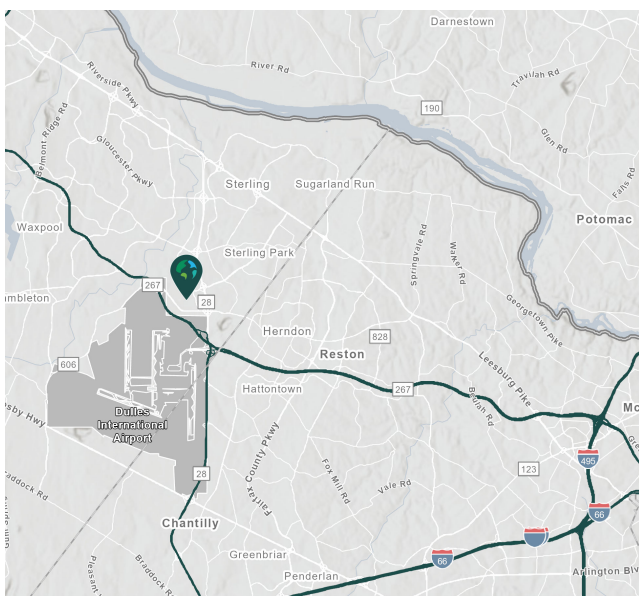
Industrial Space For Lease



Prologis Dulles Gateway



45121 Global 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
- 3 miles to Dulles International Airport

FACILITY

- 80,739 SF available
- 6,257 SF office space
- Q2 2026 availability
- 25' clear height
- 40' x 40' column spacing
- Ample parking
- 12 dock doors; 11 with pit levelers; 1 drive-in door; potential for additional 17 dock doors
- 2800 amps
- 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

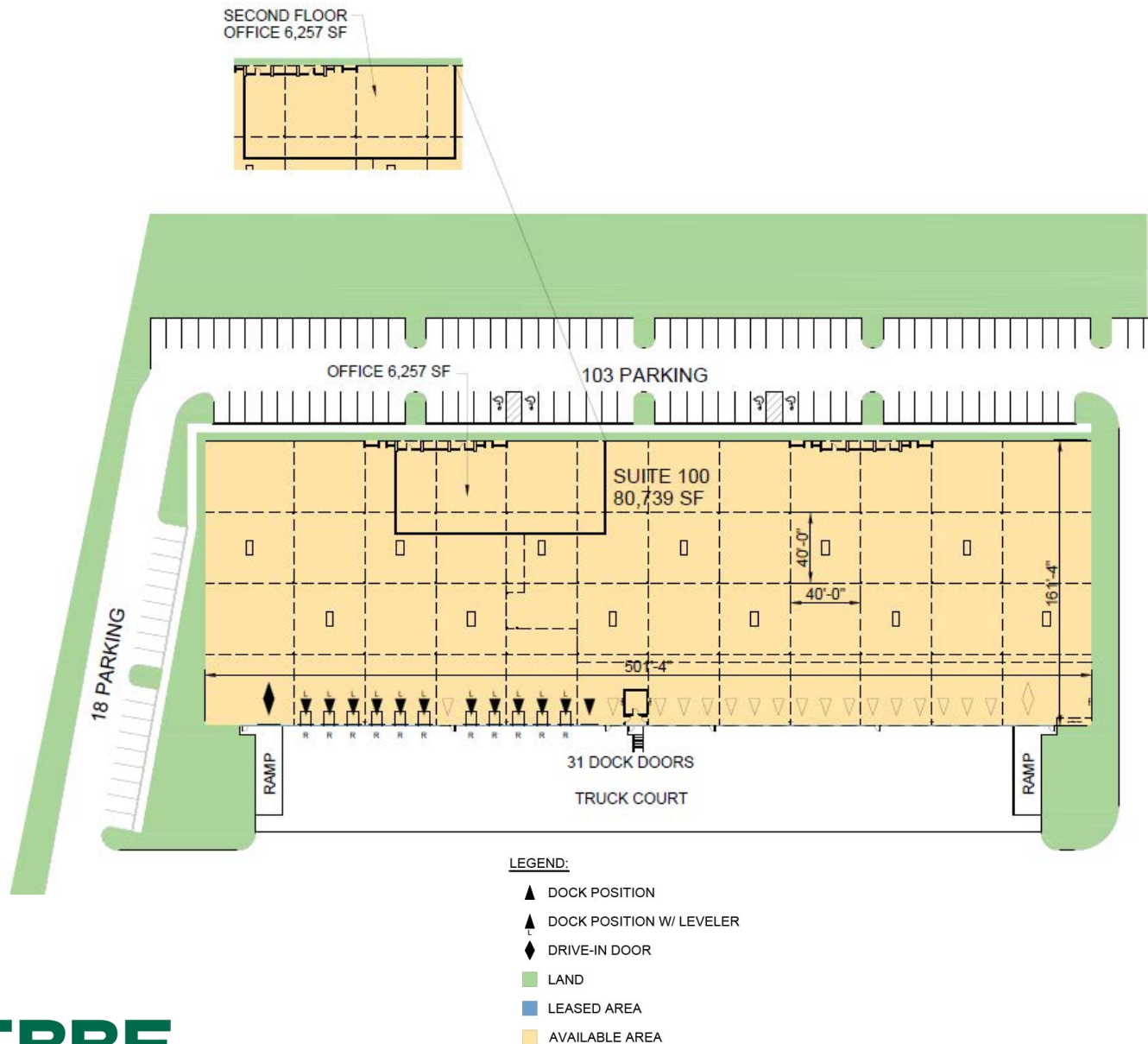
www.prologis.com

80,749 SF

Industrial Space For Lease



Prologis Dulles Gateway



CBRE

CBRE

Bob Gibbs
bob.gibbs@cbre.com
ph +1 703 905 0301
8350 Board Street
Suite 1100
McLean, VA 22102 USA

CBRE

Daniela Patino
daniela.patino@cbre.com
ph +1 703 905 0303
8350 Broad Street
Suite 1100
McLean, VA 22102 USA

CBRE

Christie Lee
christie.lee@cbre.com
ph +1 281 698 0922
8350 Broad Street
Suite 1100
McLean, VA 22102 USA

Prologis

Gerardo Castellanos
gcastellanos@prologis.com
ph +1 410 872 4574
113 Executive Drive
Suite 122
Sterling, VA 20166 USA

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

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.