

11,913 SF

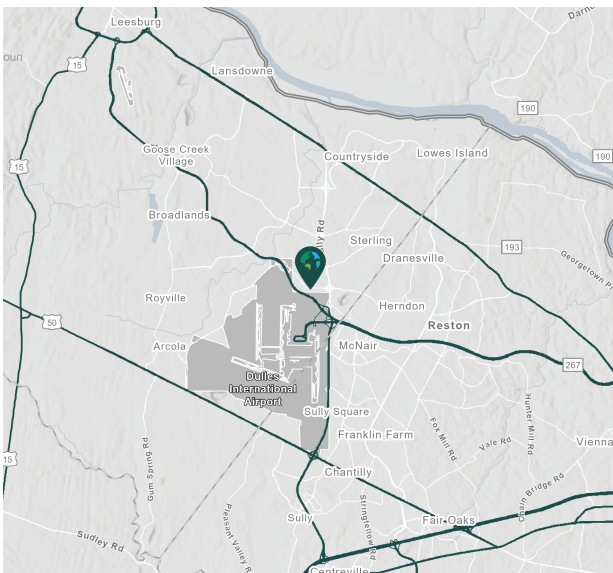
Industrial Space For Lease



Prologis Dulles Distribution Center



45080 Old Ox Road
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
- 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

- 11,913 SF available April 2025
- 1,188 SF office space
- 26' clear height
- 2 dock doors; 1 with a pit leveler. Potential for 3 additional dock doors
- 1 drive-in
- Ample parking
- 50' x 40' column spacing
- 277-480v electric service, 200 amps
- LED lighting
- ESFR

ADVANTAGES AND AMENITIES

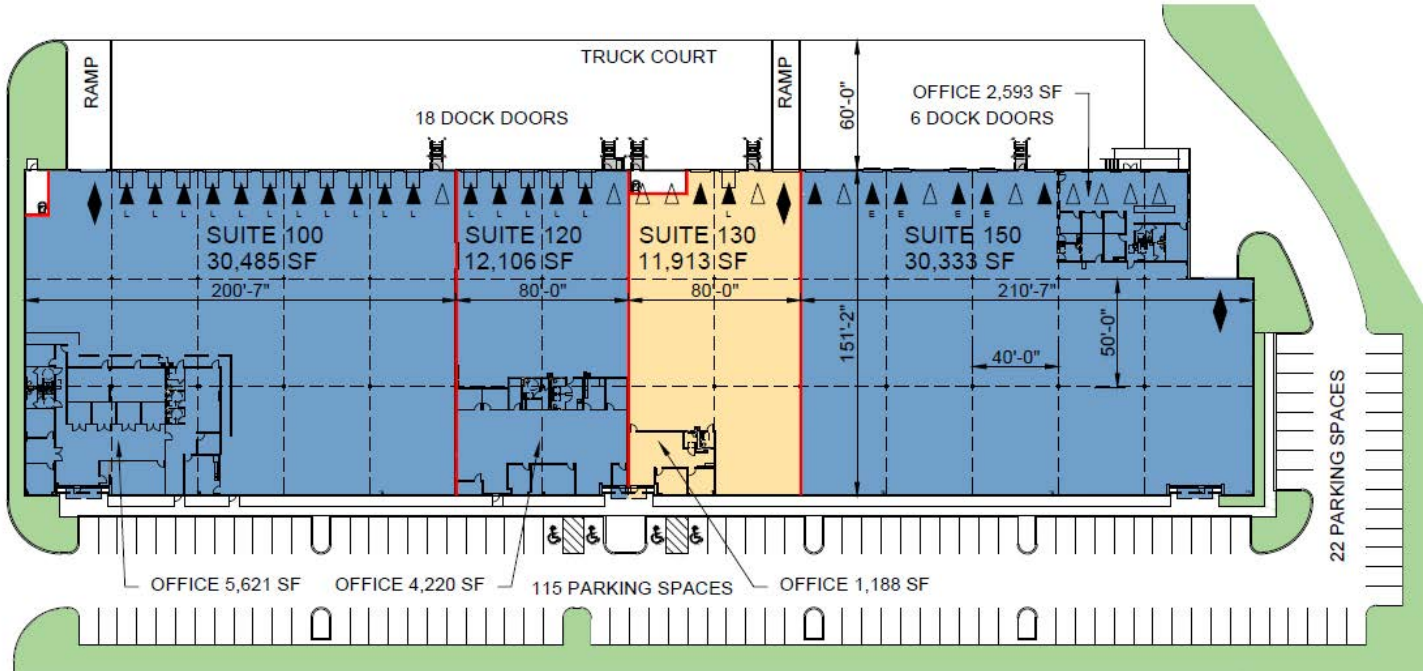
- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign
- Fast, cost-effective forklift and racking sourcing through Prologis Essentials

11,913 SF

Industrial Space For Lease



Prologis Dulles Distribution Center



LEGEND:

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



CBRE, Inc.

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

CBRE, Inc.

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

CBRE, Inc.

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

CBRE, Inc.

Tony Russo
tony.russo@cbre.com
ph +1 703 905 0210
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.