

30,333 SF

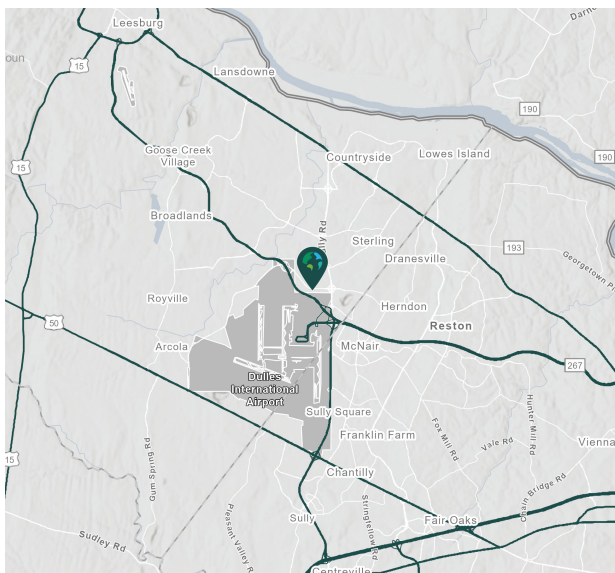
Industrial Space For Lease



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

FACILITY

- 30,333 SF available August 2025
- 2,593 SF office space
- 26' clear height
- 6 dock doors; 4 with pit levelers
- 1 drive-in
- Ample parking
- 50' x 40' column spacing
- 277-480v electric service, 200 amps
- LED lighting
- ESFR

ADVANTAGES AND AMENITIES

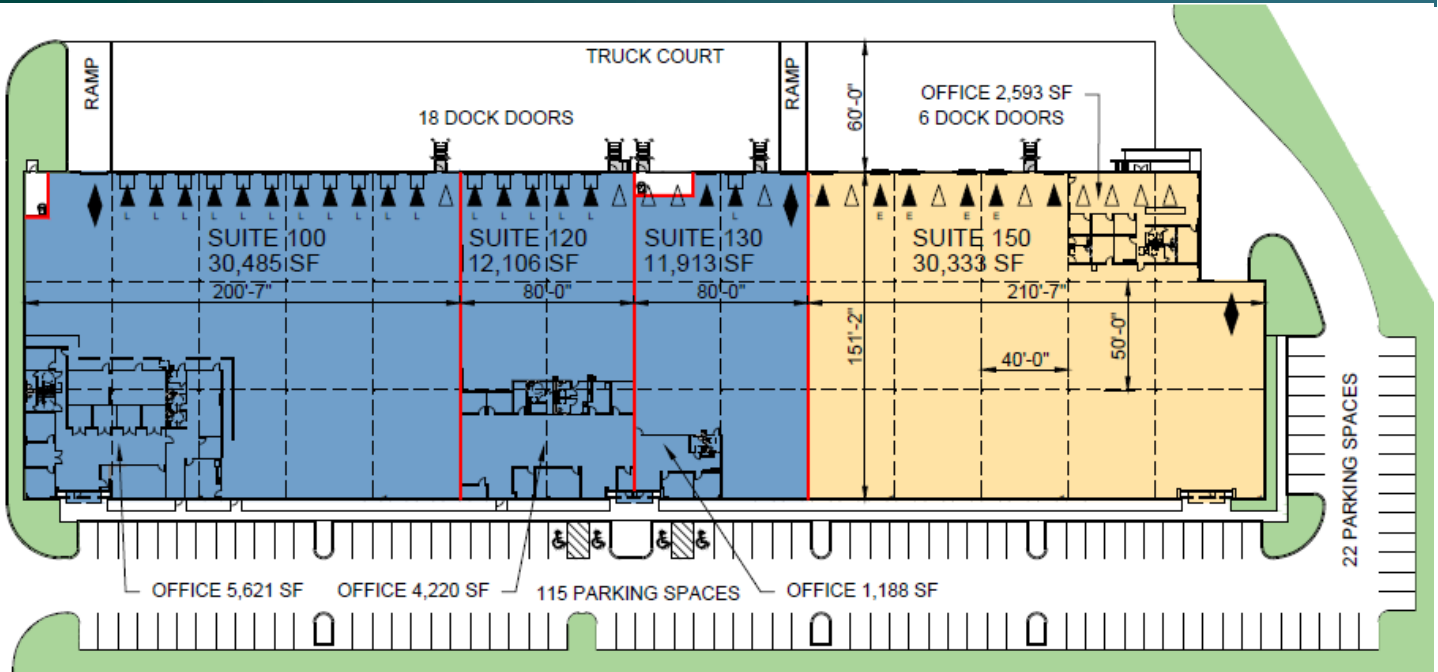
- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign
- Fast, cost-effective forklift and racking sourcing through Prologis Essentials

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LEGEND:

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



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

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