

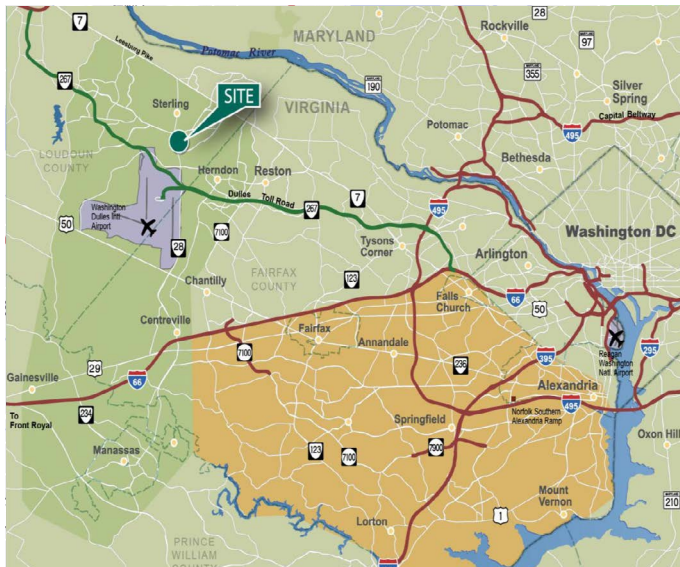
# 61,200 SF

## Industrial Space For Lease



## Prologis Dulles Downs III

22685 Relocation Drive  
Sterling, VA 20166 USA



### LOCATION

- Prologis Dulles Downs III offers excellent access to Route 28, Route 606, and the Dulles Toll Road and is located near the Dulles Airport Cargo entrance
- Loudoun County provides an excellent source of labor that compliments a pro-business climate and an outstanding transportation system

### FACILITY

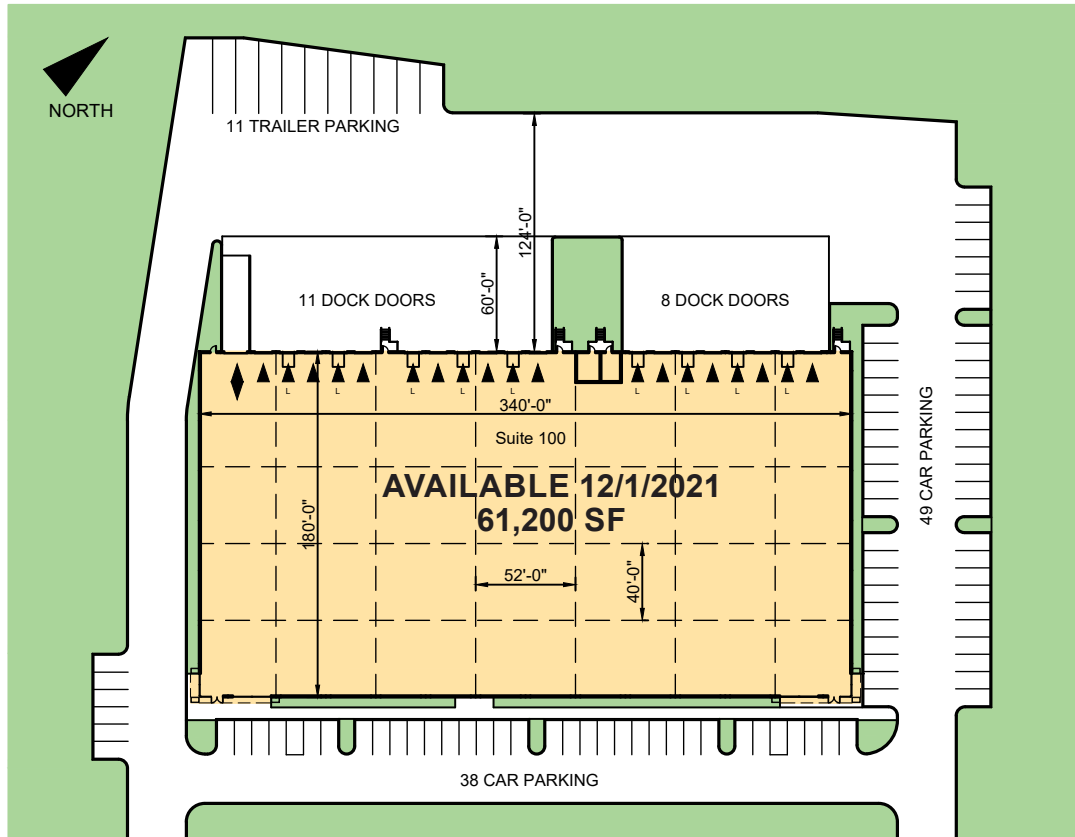
- Available: 61,200 SF (Available 12/1/2021)
- Zoning: PD-IP (Revised 1993) Loudoun County
- Loading: Nineteen (19) Docks, One (1) Drive-In (Ramped)
- Truck Court: 124'
- Columns: 40' x 52'
- Ceiling Height: 32'
- Office Space: ± 2,500 SF
- Parking: 1.4/1,000 SF
- Trailer Parking: 11
- ESFR Sprinkler System

### ADVANTAGES AND AMENITIES

- Excellent access to Route 606, Route 28 and Dulles Greenway
- In close proximity to Dulles International Airport
- Strong demographics and numerous amenities nearby

# 61,200 SF

## Industrial Space For Lease



### LEGEND:

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

## CBRE

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[www.prologis.com](http://www.prologis.com)

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