









Less than 5 miles to Dulles Int'l Airport via 606-E



Four buildings ranging in size from ±58,240 – ±99,840 SF



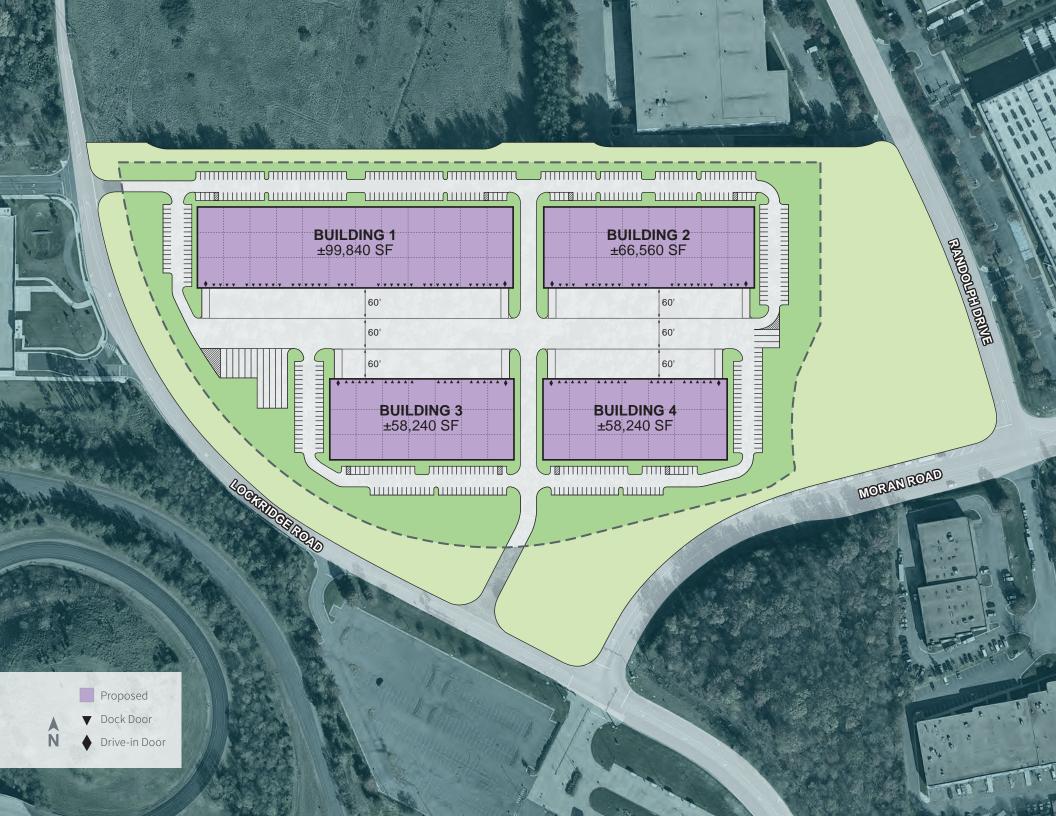
Strategically located near a high concentration of industrial and data center users



Robust transportation network, including interstates, rail, and air cargo facilities

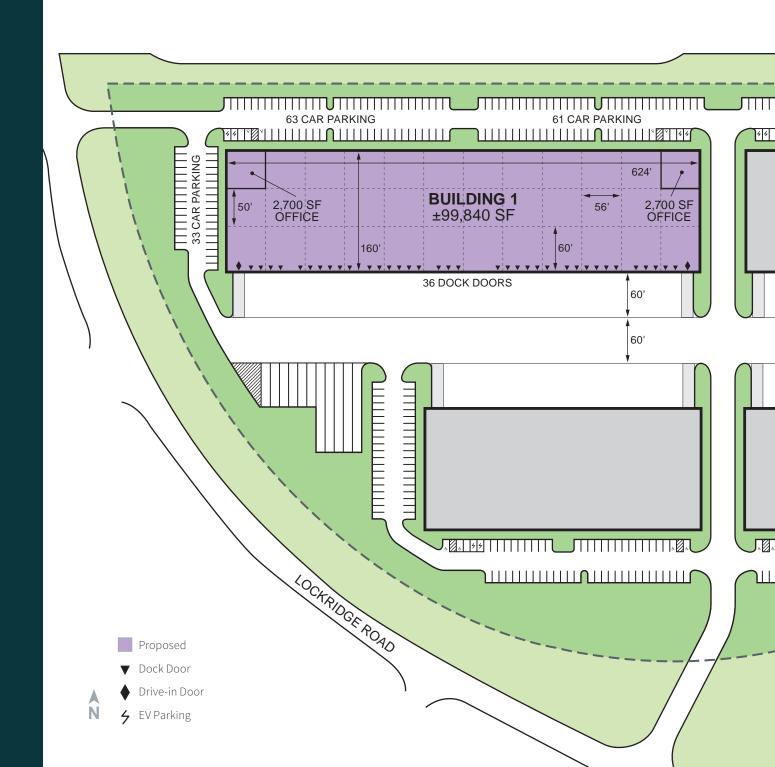


Proximity to major interstates such as I-95, I-81, I-495, I-270 and I-66



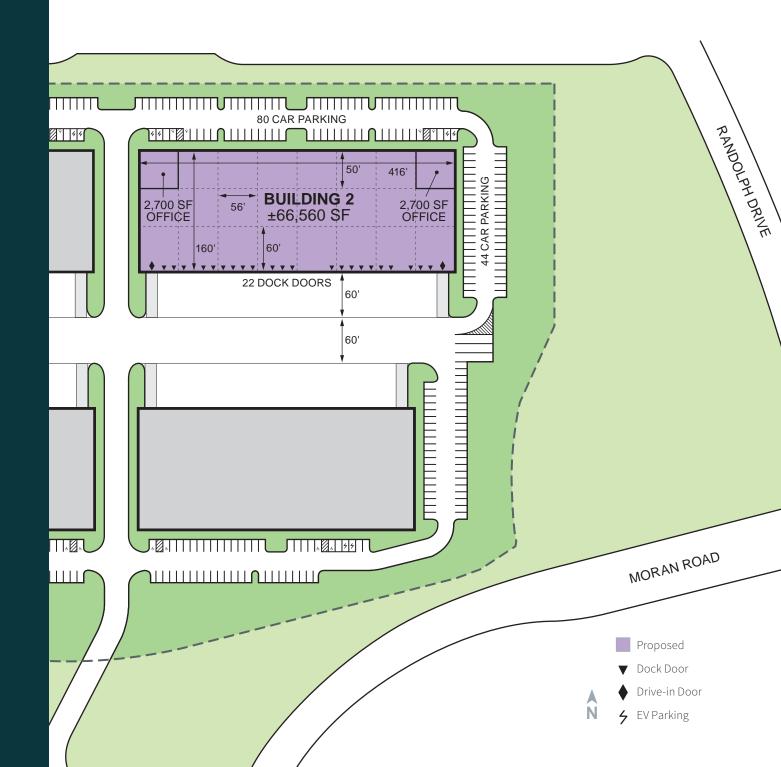
Building 1 Features*

- Construction set to begin April 2025
- ±99,840 SF available
- Two offices containing ±5,400 SF total
- 32' clear height
- 50' x 56' column spacing
- 36 dock doors, 18 included with 9' x 10' manually operated, insulated sectional door
- 2 drive-in doors
- ESFR sprinkler system
- 7" thick, steel-fiber reinforced slab
- 4,000 amps
- LED lighting
- 157 total car parking spaces
- 4 EV-equipped parking spaces
- Solar-ready, including 5psi residual load and 30-year roof
- LEED® Silver Certification



Building 2 Features*

- Construction set to begin April 2025
- ±66,560 SF available
- Two offices containing ±5,400 SF total
- 32' clear height
- 50' x 56' column spacing
- 22 dock doors, 11 included with 9' x 10' manually operated, insulated sectional door
- 2 drive-in doors
- ESFR sprinkler system
- 7" thick, steel-fiber reinforced slab
- 4,000 amps
- LED lighting
- 124 total car parking spaces
- 4 EV-equipped parking spaces
- Solar-ready, including 5psi residual load and 30-year roof
- LEED® Silver Certification



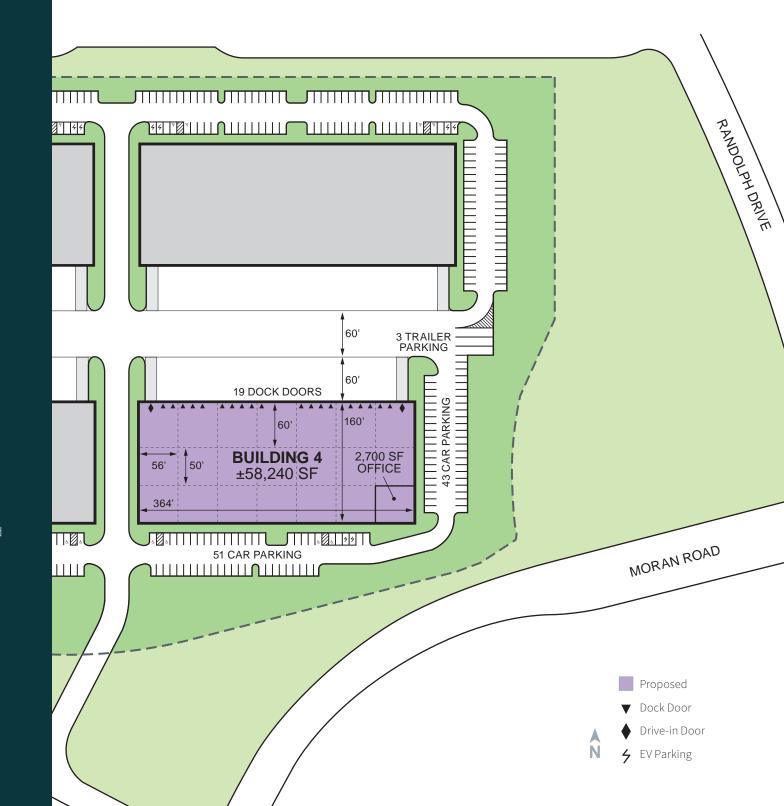
Building 3 Features*

- Construction set to begin April 2025
- ±58,240 SF available
- ±2,700 SF office
- 32' clear height
- 50' x 56' column spacing
- 10 dock doors, 10 included with 9' x 10' manually operated, insulated sectional door
- 2 drive-in doors
- ESFR sprinkler system
- 7" thick, steel-fiber reinforced slab
- 4,000 amps
- LED lighting
- 100 total car parking spaces
- 2 EV-equipped parking spaces
- 16 trailer parking spaces
- Solar-ready, including 5psi residual load and 30-year roof
- LEED® Silver Certification



Building 4 Features*

- Construction set to begin April 2025
- ±58,240 SF available
- ±2,700 SF office
- 32' clear height
- 50' x 56' column spacing
- 10 dock doors, 10 included with 9' x 10' manually operated, insulated sectional door
- 2 drive-in doors
- ESFR sprinkler system
- 7" thick, steel-fiber reinforced slab
- 4,000 amps
- LED lighting
- 94 total car parking spaces
- 2 EV-equipped parking spaces
- 3 trailer parking spaces
- Solar-ready, including 5psi residual load and 30-year roof
- LEED® Silver Certification



Prologis Dulles Logistics Center Loudoun Gateway Metro Station Dulles Int'l Airport

Surrounding Amenities

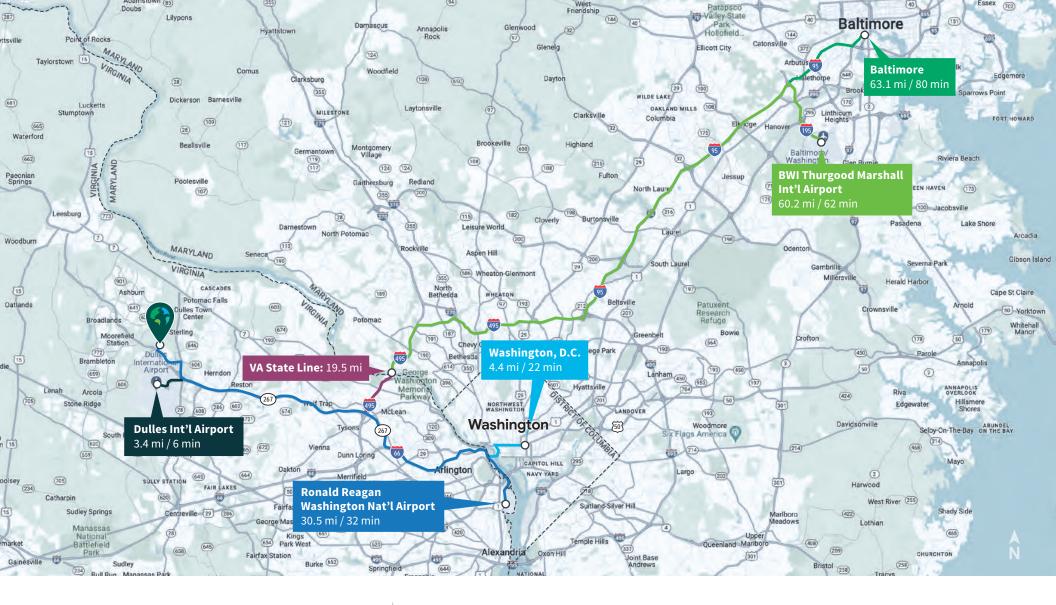
- 1 Shoppes at Ryan Park
 - 4 Sisters Asian Snack Bar, 7-Eleven, Chick-Fil-A, Chipotle, FoodXPressed, Panera Bread, Sakura Grill Ashburn, Wayback Burgers, Yen's Cafe
 - Wells Fargo, United Bank
 - Home Depot
 - Capital Area Pediatrics Ashburn, Loudoun Eye Associates

Dulles Town Center

- Candlewood Suites, Courtyard, DoubleTree, Extended Stay America, Hyatt Place
- AllGoRhythms Gastro Bar, Benihana, Cafesano, The Cheesecake Factory, Chick-Fil-A, Chili's Chuck E. Cheese Pizza, Olive Garden, Raising Cane's, Red Lobster, Red Robin, Ridgetop Coffee and Tea, Starbucks, Sweetwater Tavern
- M&T Bank, PNC Bank
- Inova Dental Clinic
- Best Buy, Dick's Sporting Goods, JC Penney's, Lowe's, Macy's, Nordstrom Rack, Sam's Club, TJ Maxx, Walmart, World Market
- Hospitality
- Food
- Financial
- Retail
- Health / Wellness



-- Subway





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Prologis

113 Executive Drive Suite 122 Sterling, VA 20166 info@prologis.com www.prologis.com NYSE:PLD Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. Prologis leases modern logistics facilities to a diverse base of approximately 6,500 customers principally across two major categories: business-to-business and retail/online fulfillment. Prologis owns or has investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.3 billion square feet (121 million square meters) in 20 countries, as of December 31, 2024.