

22494-22630 LOCKRIDGE ROAD, STERLING, VA 20166

# Prologis Dulles Logistics Center



Delivering Q2 2026: ±283,000 SF

**CBRE**







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



Four buildings  
ranging in size from  
 $\pm 58,240$  –  $\pm 99,840$  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**  
±99,840 SF

**BUILDING 2**  
±66,560 SF

**BUILDING 3**  
±58,240 SF

**BUILDING 4**  
±58,240 SF

60'

60'

60'

60'

60'

60'

LOCKRIDGE ROAD

MORAN ROAD

RANDOLPH DRIVE

Proposed



Dock Door

Drive-in Door



## 22494 LOCKRIDGE ROAD

# 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



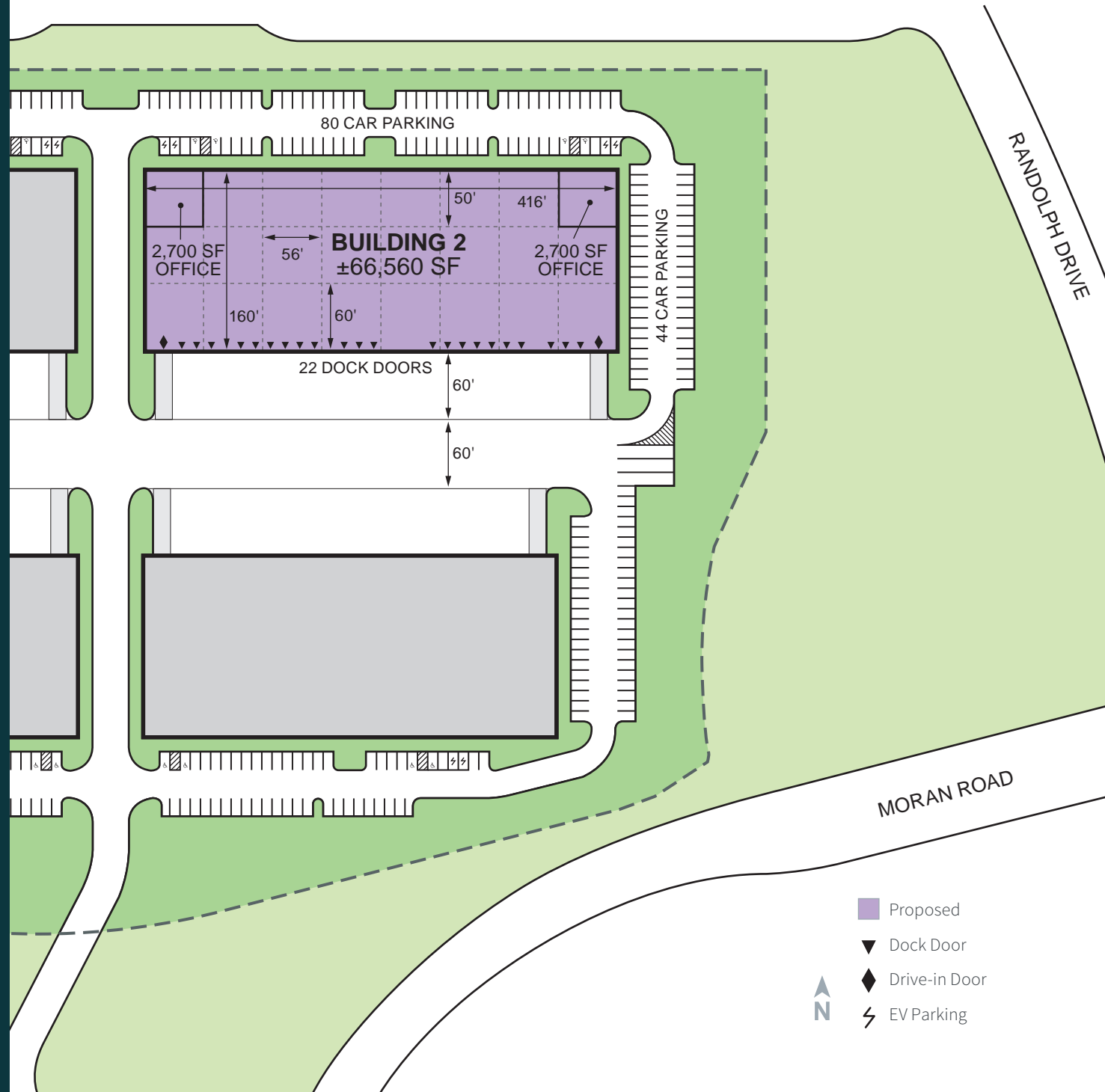
\*Pending final building design

## 22504 LOCKRIDGE ROAD

# 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

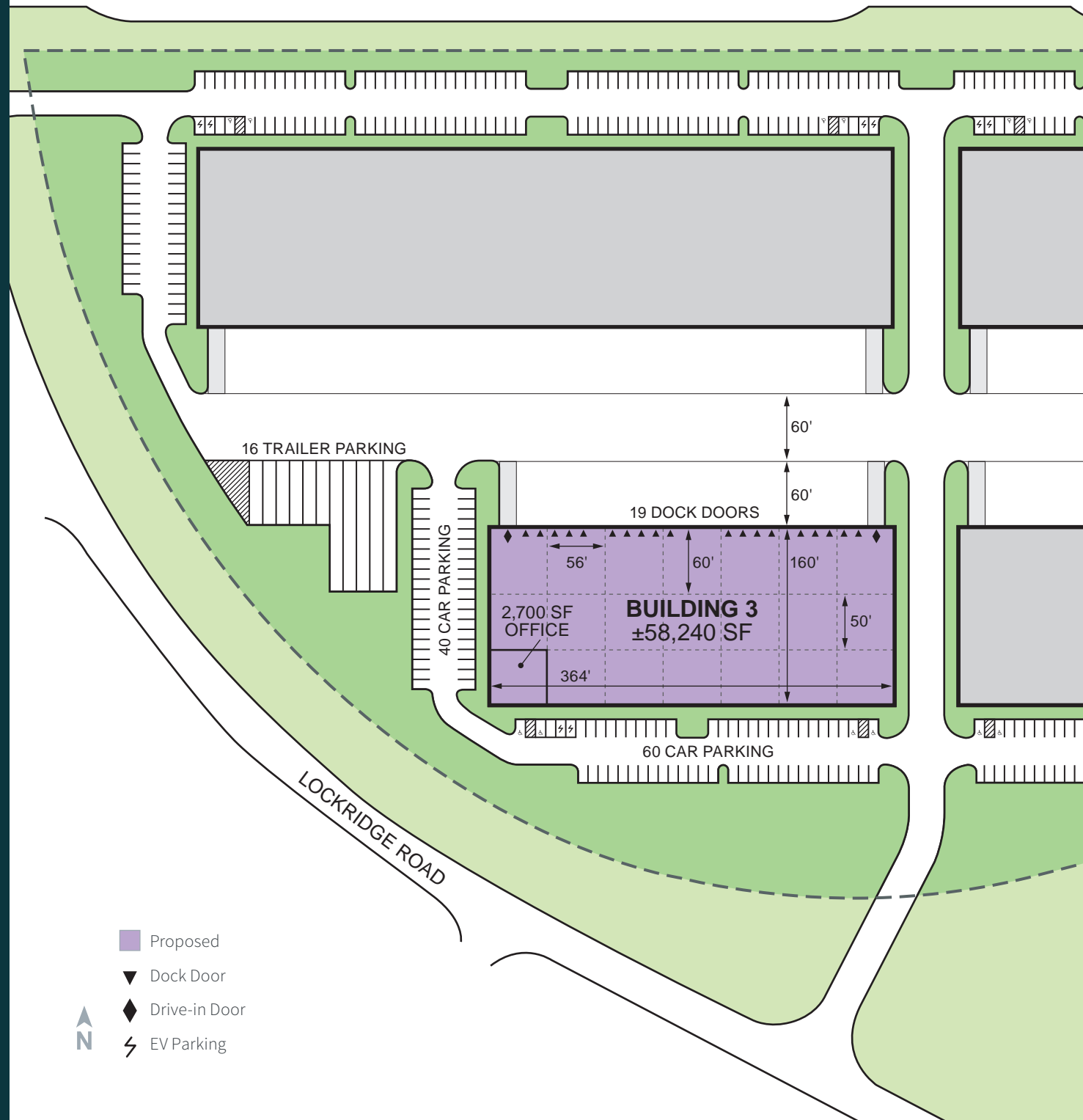
\*Pending final building design



22620 LOCKRIDGE ROAD

## 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



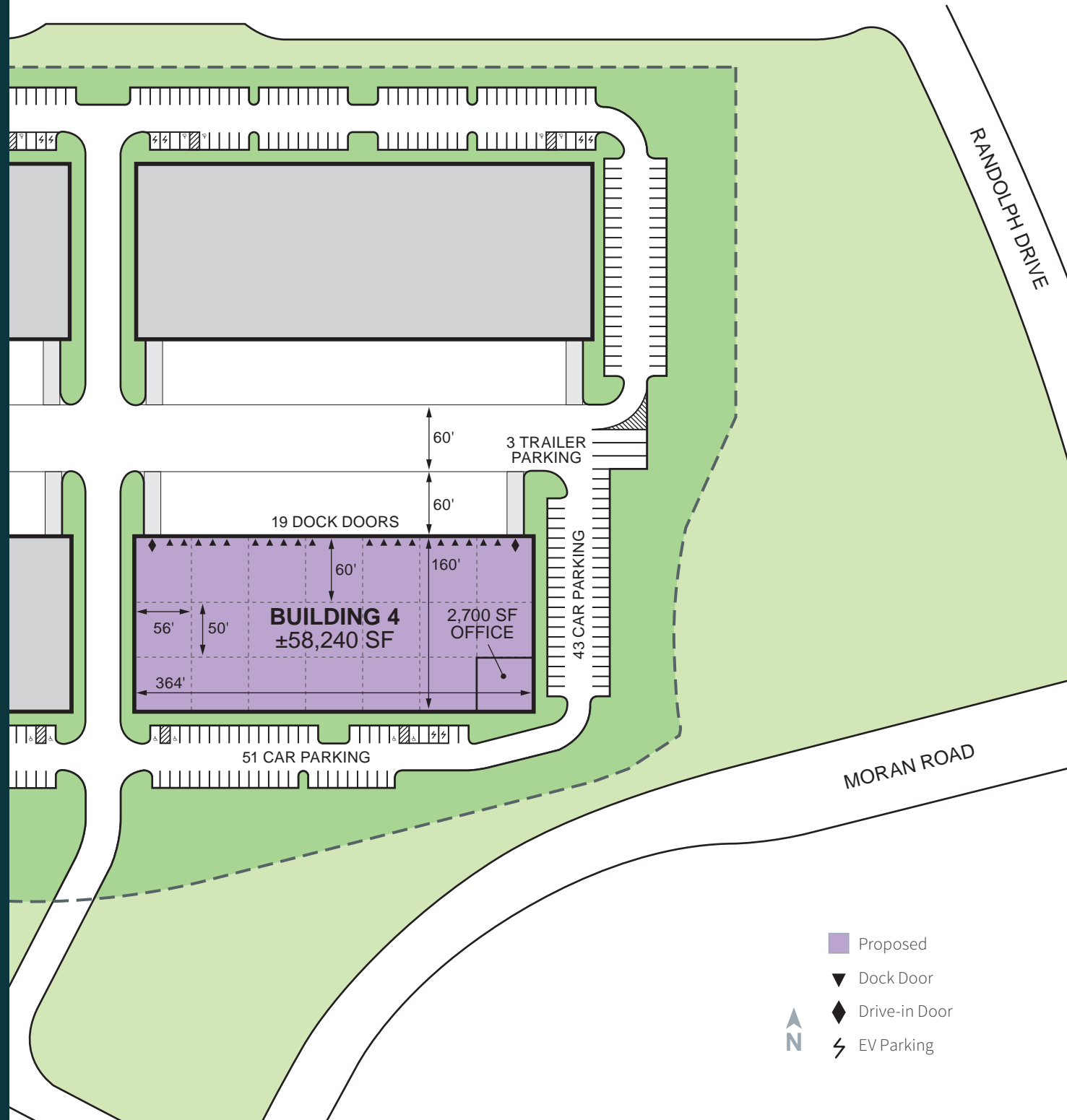
\*Pending final building design

22630 LOCKRIDGE ROAD

## 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

\*Pending final building design





# 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

- ### 2
- 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

