

16,428 SF

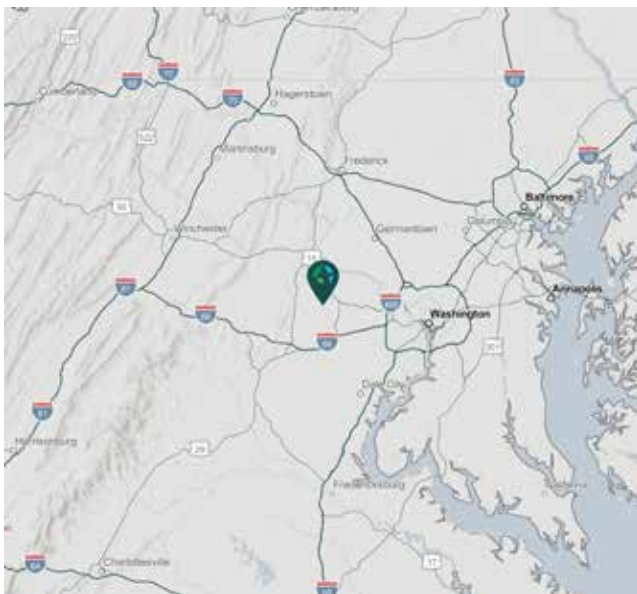
Industrial Space For Lease



Prologis Dulles Commerce Center 3



23700 Pebble Run Place
Sterling, VA 20166 USA



LOCATION

- Immediate access to Route 267 and convenient access to Route 66 and I-495
- Minutes from Dulles International Airport

FACILITY

- 16,428 SF available
- 1,809 SF office
- 108,517 SF total building size
- November 2022 availability
- 24' clear height
- 40' x 40' column spacing
- 5 dock doors
- Up to 97 car parking spaces
- LED lighting
- ESFR sprinkler system
- Zoning PD-GI (Loudoun County)

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

Prologis Essentials: your single-source service for efficient move-in and operations at
[prologisessentials.com](https://www.prologisessentials.com)

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LEGEND:

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



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