

# 29,500 – 72,600 SF

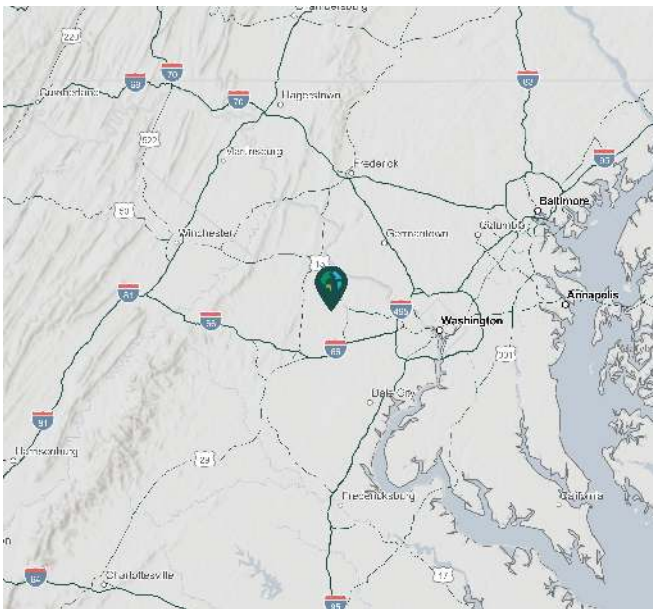
Industrial Space For Lease



## Prologis Dulles Commerce Center



23750 Pebble Run Place  
Sterling, VA 20166 USA



### LOCATION

- Immediate access to Route 267 and convenient access to Route 66 and I-495
- Conveniently located 6 miles away from the Dulles Airport

### FACILITY

- 29,500 - 72,600 SF available
- Suite 175: 29,500 SF, 1,680 SF office – *pending final design*, 9 dock doors and 1 drive-in
- Suite 100: 43,100 SF, 8,084 SF office, 15 dock doors and 1 drive-in
- January 2025 availability
- 24' clear height
- 40' x 40' column spacing
- 277/480 electric service; 600 amps
- Ample parking
- LED lighting
- ESFR sprinkler system

### 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)**

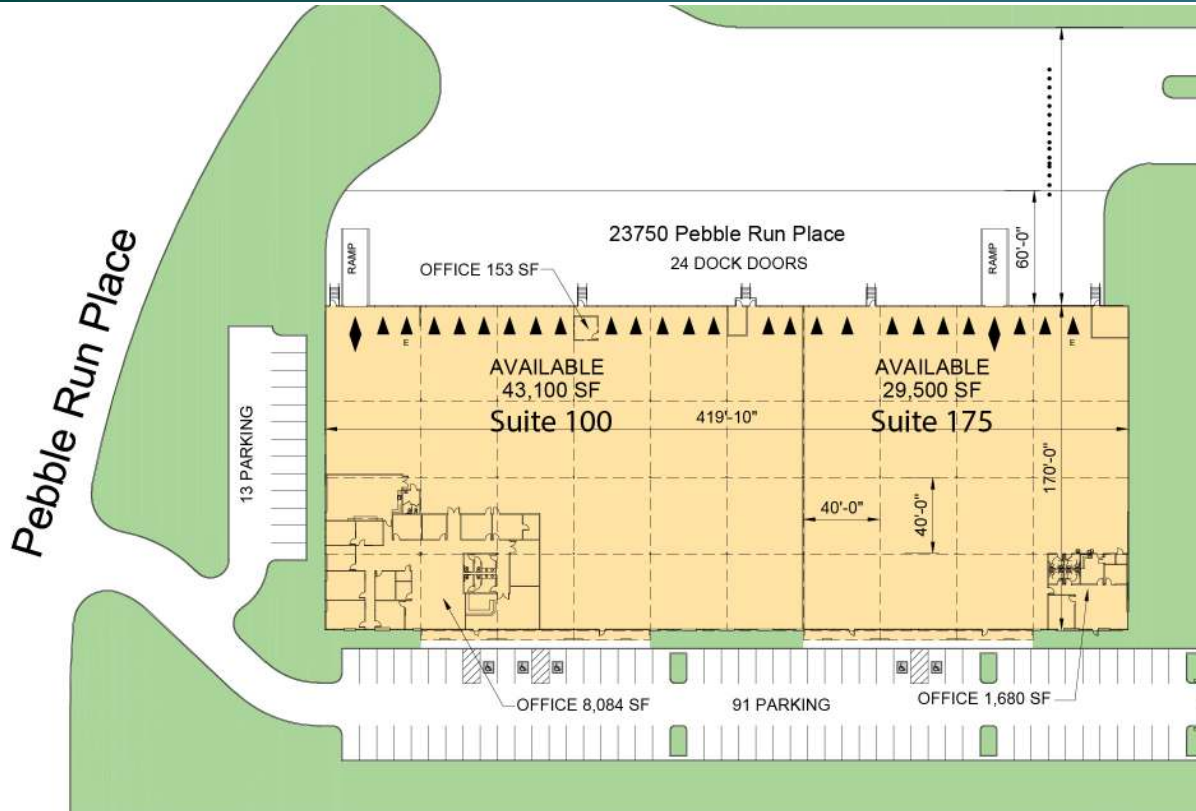
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**LEGEND:**

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



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