

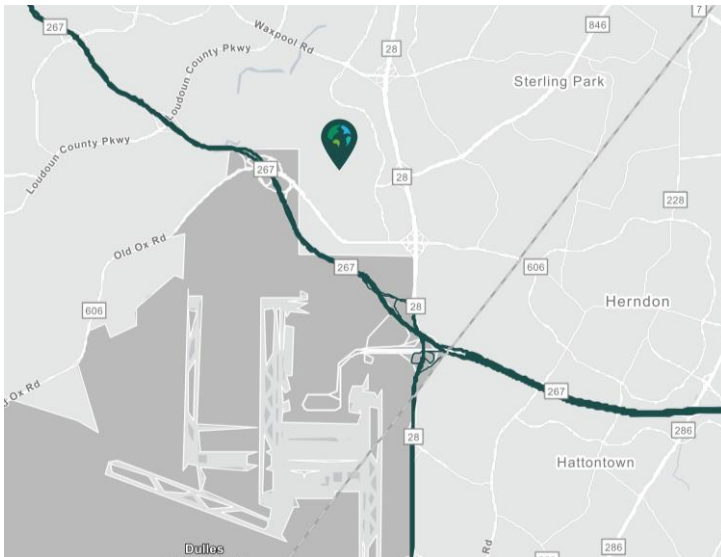
INDUSTRIAL SPACE FOR LEASE

18,610 SF divisible up to 5,198 SF



113 Executive Drive
Sterling, VA 20166

Prologis Concorde Distribution Center



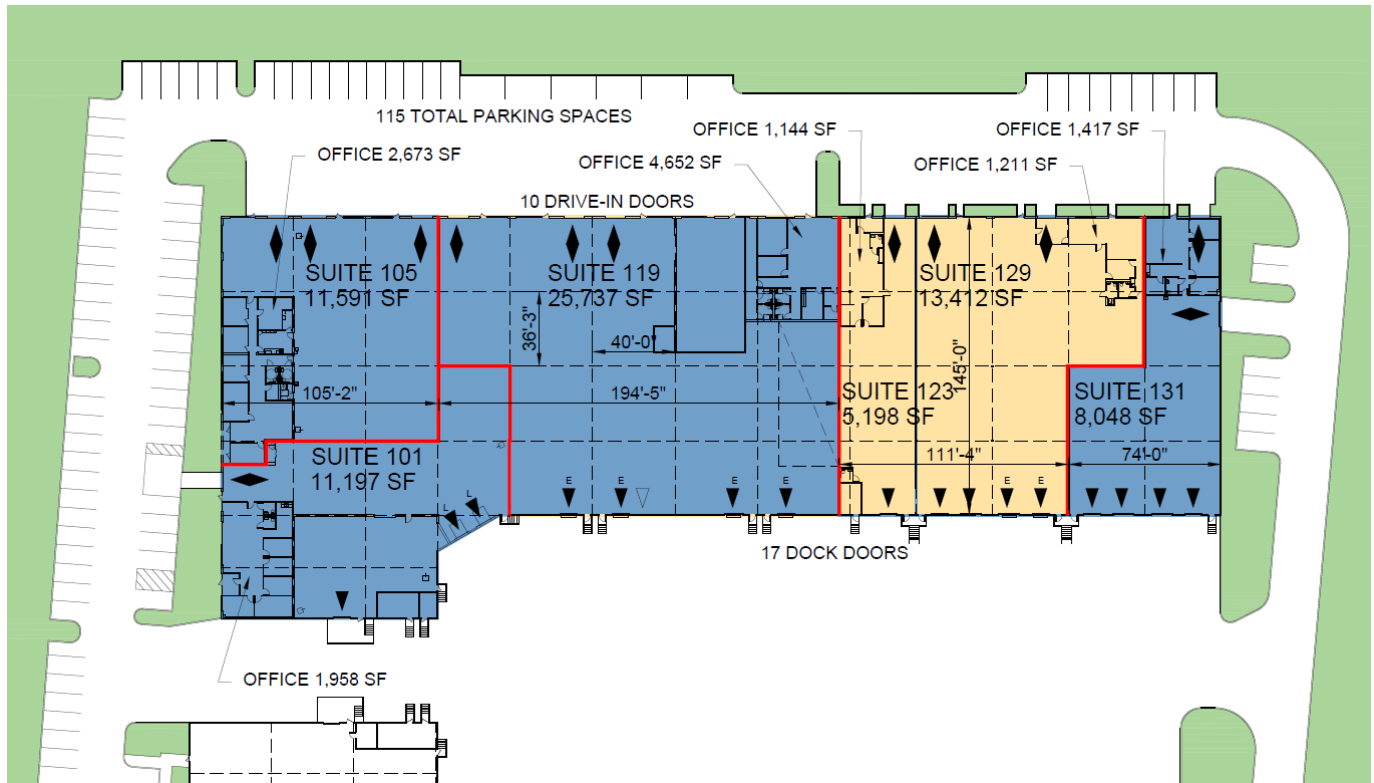
- Immediate access to Route 606 and the Dulles Toll Road
- Heart of Dulles, VA with efficient travel times to Dulles International Airport

Property Features

Available Space	18,610 SF divisible up to 5,198 SF
Office Space	2,355 SF
Clear Height	18'
Column Spacing	40' x 36-3'
Dock Doors	5 dock doors; 2 with edge of docks and 2 drive-in doors
Car Parking Spaces	Ample Parking
Sprinkler	Calculated System
Lighting	LED Motion Sensor
Electrical	200 amps



Unlock the full potential of your
warehouse with one strategic,
single-source partner.



LEGEND:

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



**CUSHMAN &
WAKEFIELD**

**Cushman & Wakefield
Jon Lawrence**

jon.lawrence@cushwake.com
ph +1 703 847 2787

**Cushman & Wakefield
Ed Zaptin**

ed.zaptin@cushwake.com
ph +1 703 847 2730

**Cushman & Wakefield
Shane Keeton**

shane.keeton@cushwake.com
ph +1 703 847 2784

**Prologis
Gerardo Castellanos**

gcastellanos@prologis.com
ph +1 410 872 4574
prologis.com