

# 27,392 SF

Industrial Space For Lease



## Prologis Dulles Commerce Center



23700 Pebble Run Place  
Sterling, VA 20166 USA

### LOCATION

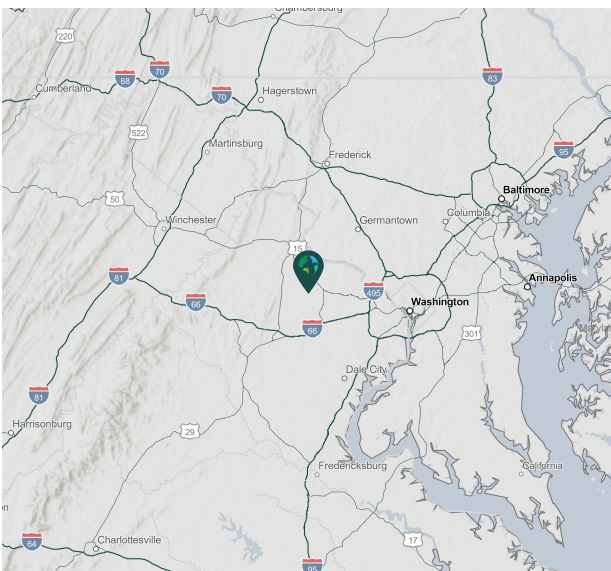
- Immediate access to Route 267 and convenient access to I-66 and I-495
- Within 6 miles of the Dulles Airport

### FACILITY

- 27,392 SF available
- 4,530 SF office
- Trailer parking/outside storage
- 24' clear height
- 40' x 40' column spacing
- 10 dock doors; 4 edge of docks; 1 drive-in
- 277/480 electric service; 200 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://prologisessentials.com)**

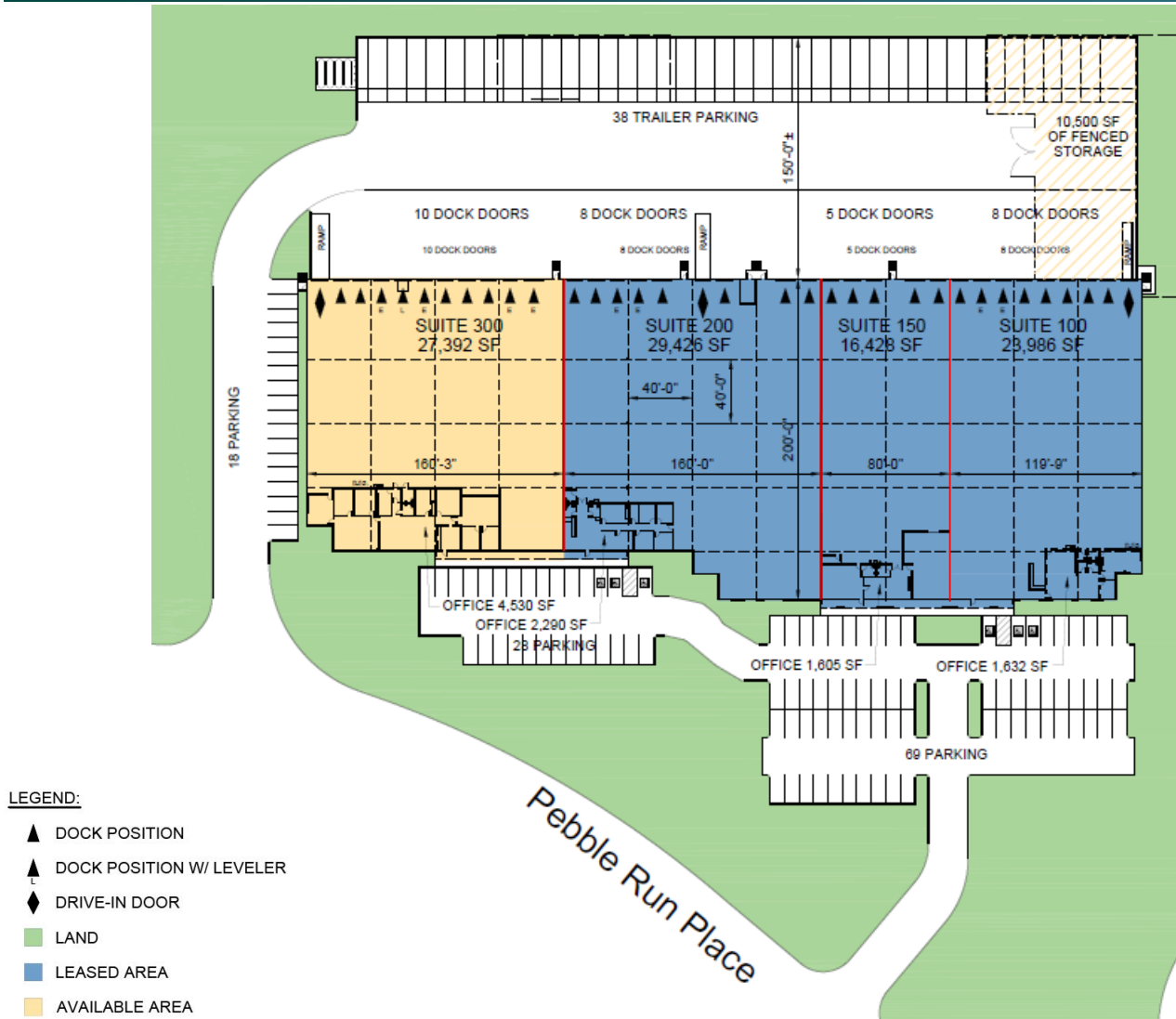
[www.prologis.com](https://www.prologis.com)

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