

8,474 SF

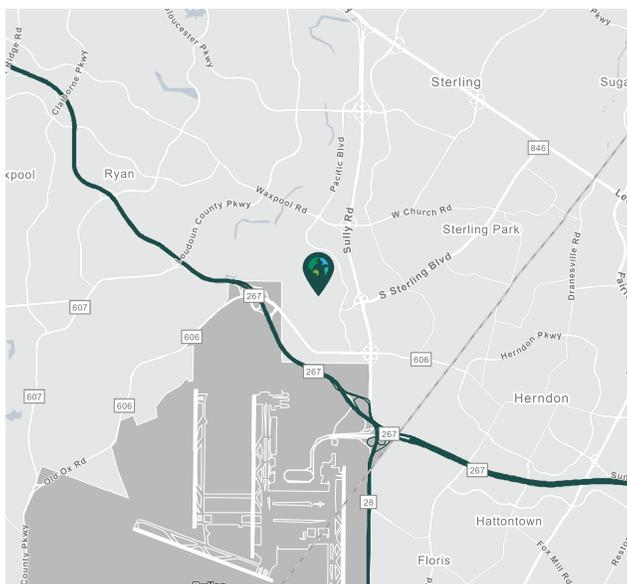
Industrial Space For Lease



Prologis Concorde Distribution Center



22650 Executive Drive
Sterling, VA 20166 USA



LOCATION

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

FACILITY

- 8,474 SF available
- 1,747 SF office
- January 2024 availability
- 37' x 30'-4" column spacing
- 18' clear height
- 3 dock doors; 2 with edge of docks and potential for 1 additional dock
- Ample Parking
- LED lighting

ADVANTAGES AND AMENITIES

- Fast, cost-effective forklift and racking sourcing through Prologis Essentials
- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign

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

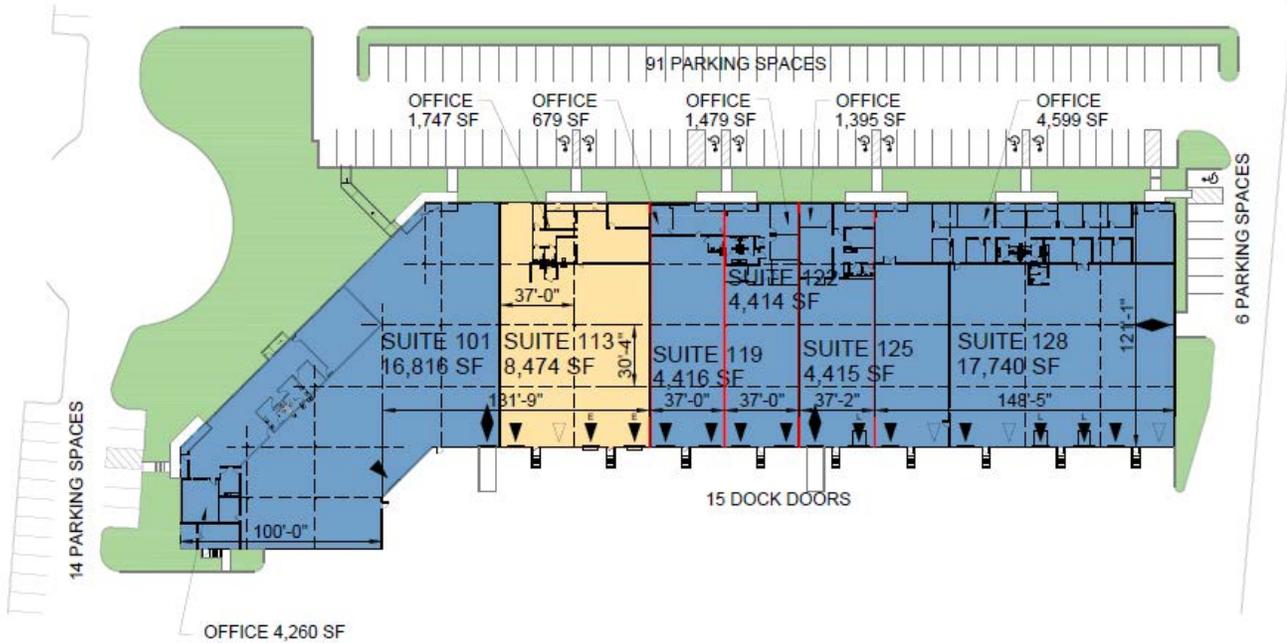
www.prologis.com

8,474 SF

Industrial Space For Lease



Prologis Concorde Distribution Center



LEGEND:

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



Cushman & Wakefield

Jon Lawrence
jon.lawrence@cushwake.com
ph +1 703 8472787
1800 Tysons Boulevard
Suite 200
McLean, VA 22102 USA

Cushman & Wakefield

Ed Zaptin
Ed.zaptin@cushwake.com
ph +1 703 407 1180
1800 Tysons Boulevard
Suite 200
McLean, VA 22102 USA

Cushman & Wakefield

Melissa Terry
melissa.terry@cushwake.com
ph +1 703 847 2740
1800 Tysons Boulevard
Suite 200
McLean, VA 22102 USA

Prologis

Gerardo Castellanos
gcastellanos@prologis.com
ph +1 410 872 4574
113 Executive Drive
Suite 122
Sterling, VA 20166 USA

Prologis Essentials: your single-source service for efficient move-in and operations at prologisessentials.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.