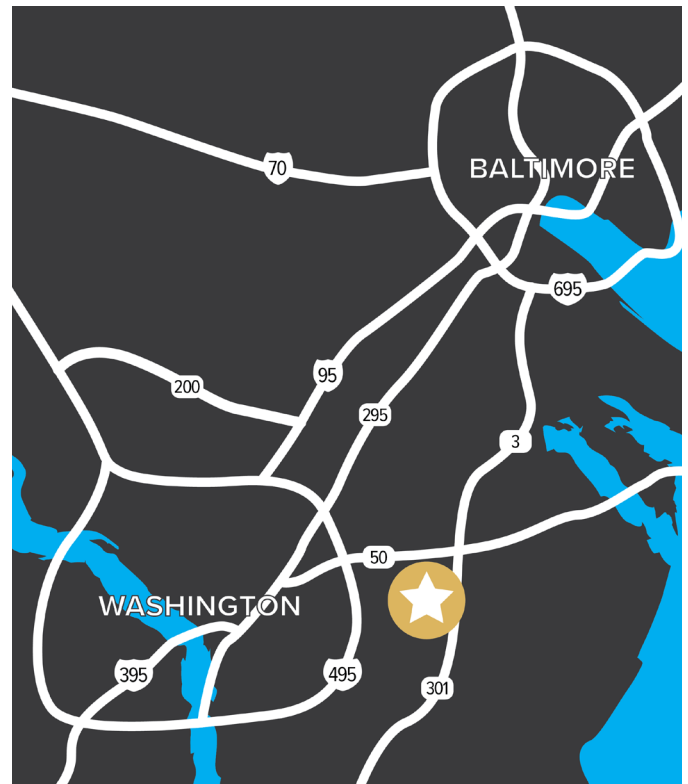


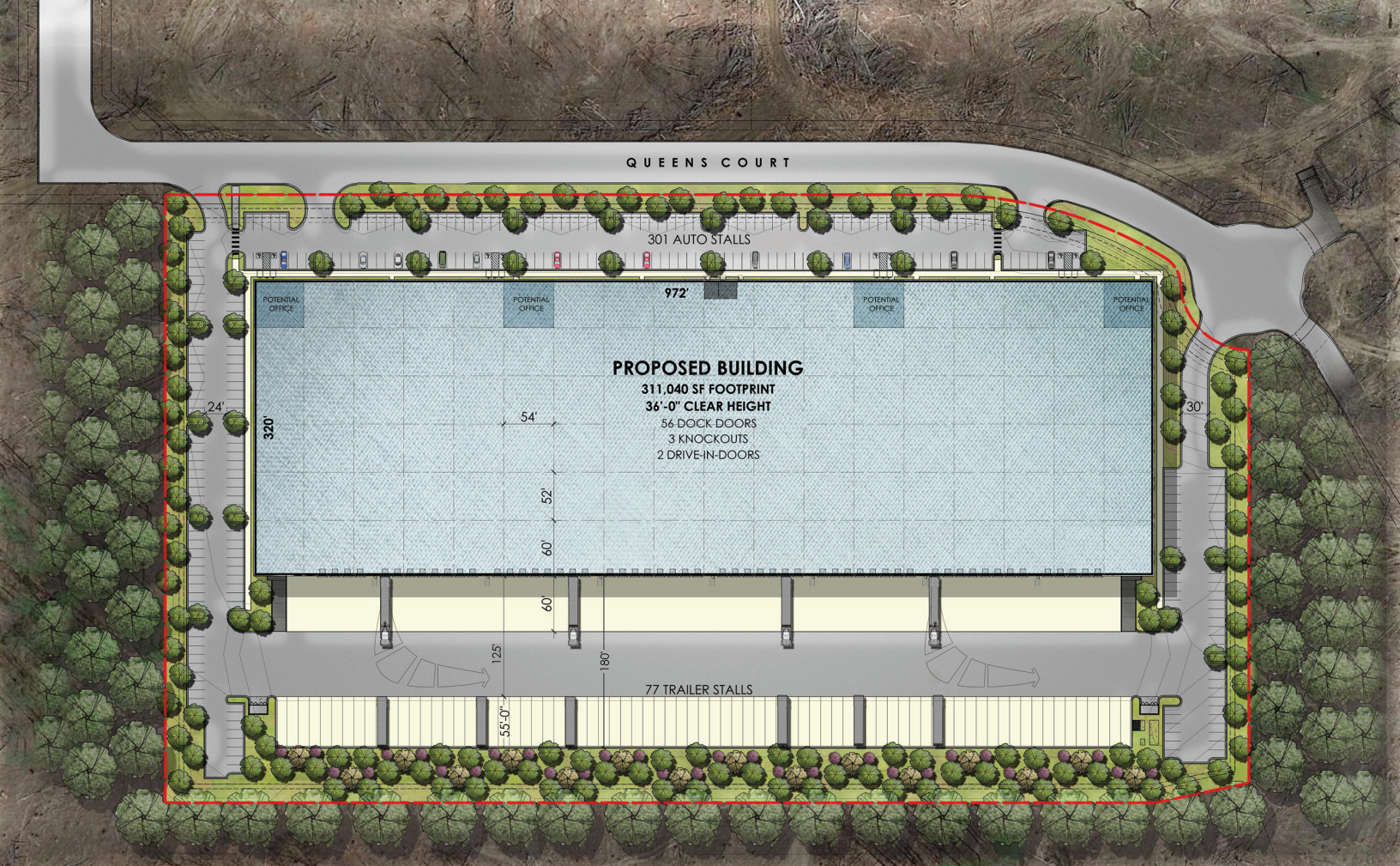


BUILDING 1

Queens Court West
Upper Marlboro, MD 20774

BUILDING	311,040 SF (divisible)
SITE	17.2 acres
TYPE	Distribution warehouse
TRUCKS	180' truck court / 77 trailer drops
CAR PARKING	301 spaces
LOADING	56 dock doors / 2 drive-ins / 3 knockouts
SPEED BAY	60'
CEILING	36' clear
LIGHTING	LED site & interior
SPRINKLERS	ESFR with K25 heads





LEASING BY

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DEVELOPED BY

MANEKIN®

**TURNBRIDGE
EQUITIES**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease. Subject to final site plan approval by Prince George's County.