

NATIONAL CAPITAL BUSINESS PARK

DELIVERING 2024!

INDUSTRIAL FOR LEASE

Class A Logistics Park in the Washington DC Metropolitan Area



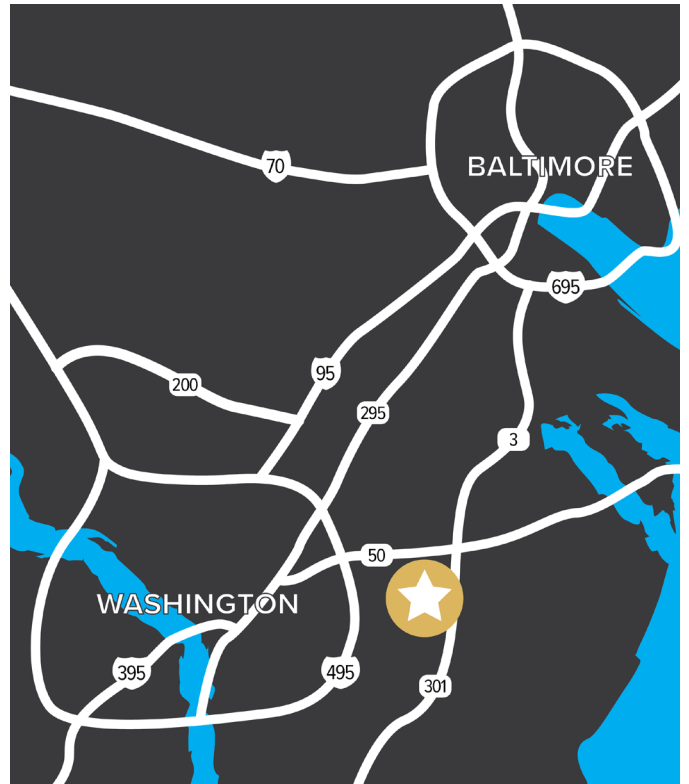
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BUILDING 12

Queens Court West
Upper Marlboro, MD 20774

BUILDING	168,480 SF (divisible)
SITE	10.0 acres
TYPE	Distribution warehouse
TRUCKS	180' truck court / 48 trailer drops
CAR PARKING	159 spaces
LOADING	33 dock doors / 2 drive-ins / 1 knockout
SPEED BAY	60'
CEILING	36' clear
LIGHTING	LED site & interior
SPRINKLERS	ESFR with K25 heads



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LEASING BY



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DEVELOPED BY



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