

NATIONAL CAPITAL BUSINESS PARK

The Capital Region's Premier Last-Mile Logistics Park



3+ Million SF of Class A Industrial Buildings
20 Minutes from Washington, DC



MANEKIN®

TURNBRIDGE
EQUITIES

NAMichael



BUILD-TO-SUIT TO LEASE OPPORTUNITIES

Up to 3+ Million Square Feet

National Capital Business Park is a new industrial park conveniently located to serve Washington DC, Baltimore, and the entire I-95 corridor along the US East Coast.

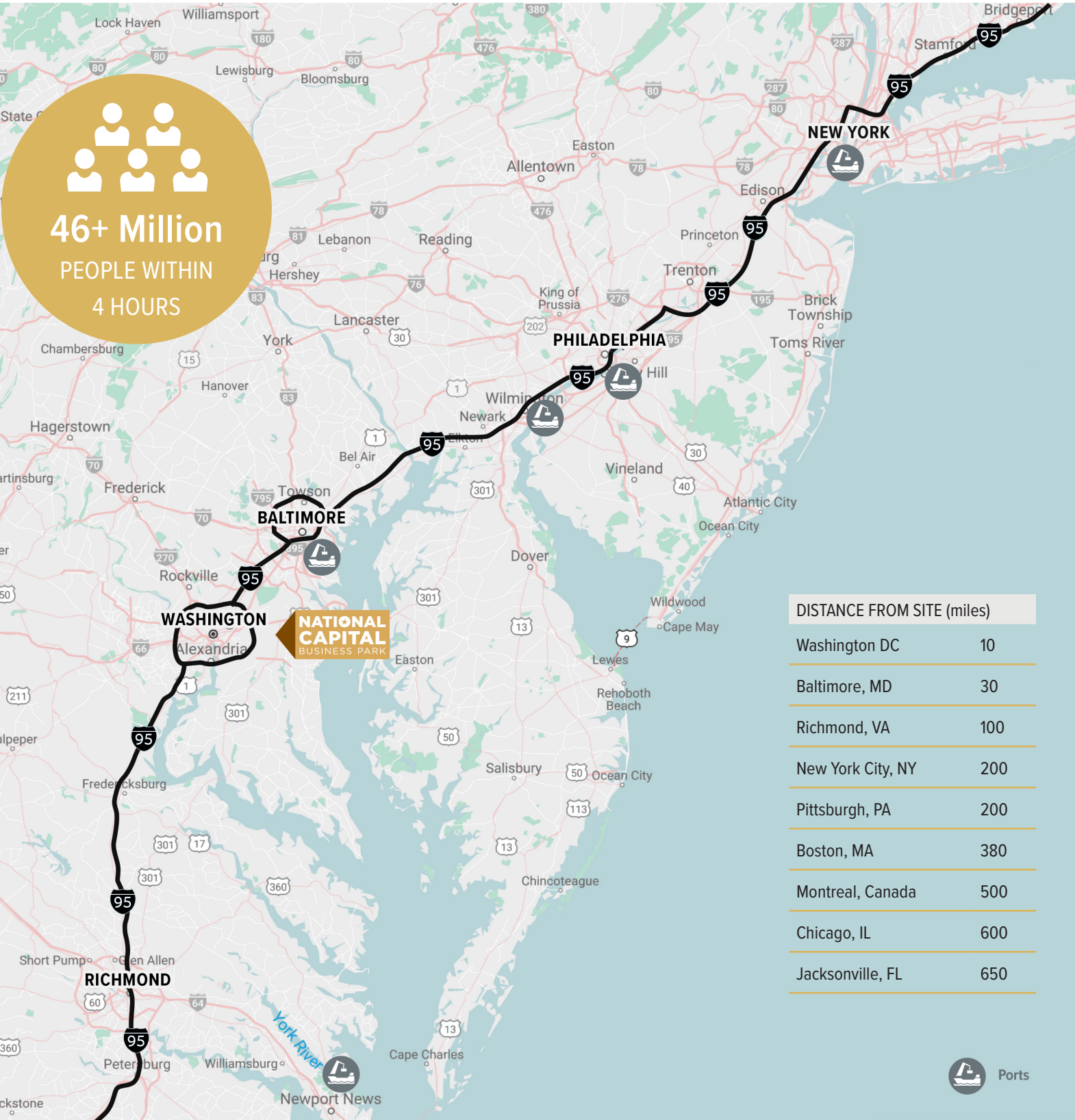


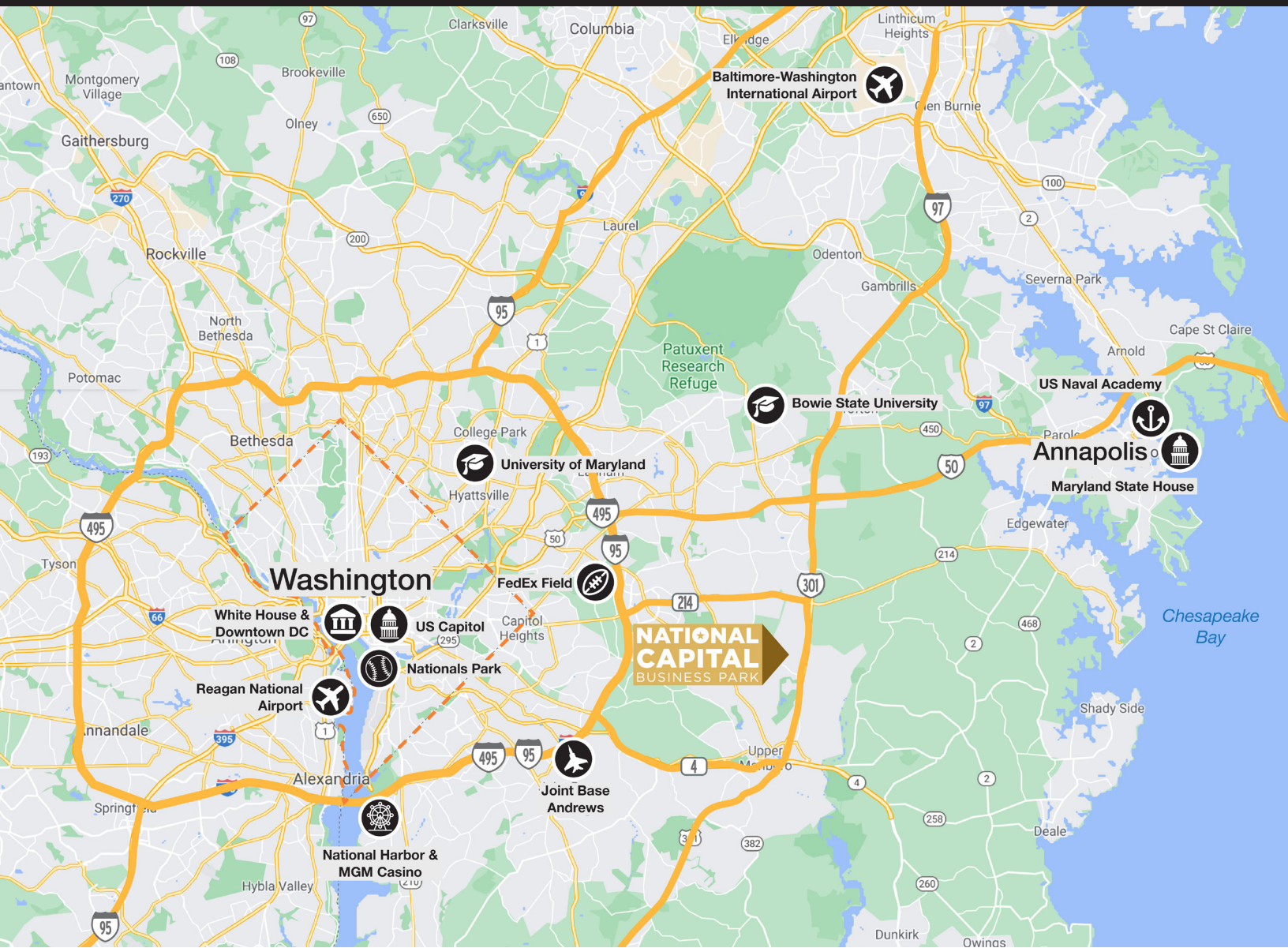
Ideally Located to Serve the Entire US East Coast

National Capital Business Park is ideally located to serve the entire eastern seaboard of the United States, from Maine to Florida. Located within four hours of ports handling 25% of the total US logistics volume.

Convenient to the I-95 Distribution Corridor

NCBP is conveniently located to the I-95 corridor. To the north, I-95 connects the site to the Ports of Baltimore, Philadelphia, New York and New England. To the south, the site is connected to Richmond and the southeast US.





Rare Opportunity in the Washington DC Region

National Capital Business Park provides one of the only sites large enough to accommodate Class A logistics needs within immediate proximity of 10 million consumers. NCBP is the ideal location for light manufacturing, e-commerce, and last mile logistics facilities with several access points to DC, Baltimore, and I-495 (Capital Beltway) via Routes 4, 50, and 214.

Demographics

PHILA/NJ CSA
7.3+
Million

DC/BALT CSA
9.9+
Million

NYC/NJ CSA
23.2+
Million



10 min drive
Capital Beltway

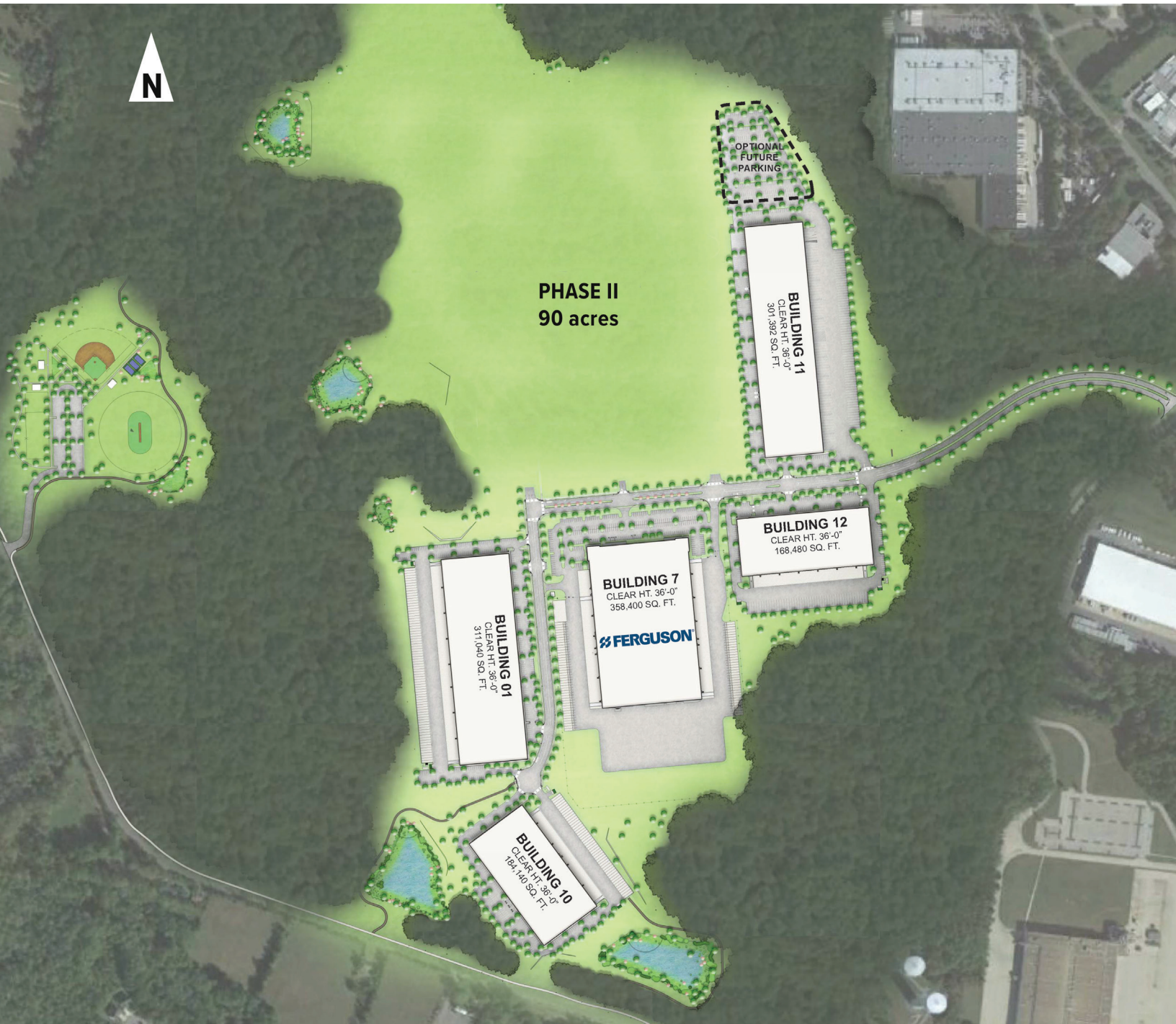
CSA Combined Statistical Area
Population statistics from Census.gov



**NATIONAL
CAPITAL**
BUSINESS PARK

BUILDINGS

BUILDING	SIZE (SF)	ACRES	CAR PARKING	TRAILER PARKING	CLEAR HEIGHT	OVERHEAD DOORS
1	311,040	17.2	301	77	36'	56
7 (LEASED)	358,400	28.3	488	171	36'	110
10	184,140	10.7	181	49	36'	31
11	301,392	26.7	303	71	36'	60
12	168,480	10.0	159	48	36'	33



Details, plans and specifications subject to change.
Please call leasing agents for details.





Established Distribution Hub

The Collington Trade Zone campus is home to a number of top companies and distributors:



**NATIONAL
CAPITAL**
BUSINESS PARK





Ready Workforce

The Washington DC Metro Area encompasses the District of Columbia, Northern Virginia, and the Maryland suburbs. It has a large, highly motivated workforce for entry level workers and management.



Strong Consumer Base

National Capital Business Park serves nearly 10 million consumers within one hour's drive that feature among the best demographics in the country:

- Median age is 37 years
- Household wealth is 1.5x the national average
- College education rate is 1.4x the national average



NATIONAL CAPITAL BUSINESS PARK

LEASING BY

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nationalcapitalbusinesspark.com



DEVELOPED BY

MANEKIN



DESIGNED & CONSTRUCTED BY

ARCO
DESIGN/BUILD

Manekin and Turnbridge Equities are leaders in industrial development throughout the Mid-Atlantic region. They are industry experts in developing properties with last-mile distribution, port logistics, and cold storage.

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