

PHASE II
Cold Storage and Bulk Logistics
Build-to-Suit and Pad Site Purchase Available

Building B • Queens Court West • Upper Marlboro, MD 20774

325,448 SF Cold Storage Facility

2,800 SF Office Space

2,800 SF Mezzanine

1,300 SF Dock Office

2,800 SF of Future Office & Mezzanine

81,367 SF 80' Cold Dock Depth, Divisible into Four (4)
Different Temperature Zones

237,322 SF Freezer/Cooler Storage, Divisible into Ten (10)
Different Temperature Zones Ranging from -10 to 55D

Exterior walls: Prefinished Decorative Insulated Metal Panel

55' Top of Deck

Two (2) Drive-In Ramps

Three (3) Entry Features

56' 10" Column Spacing to Accommodate Flexible Layouts
for Both Single and Double Deep Racking Configurations

82 Trailer Parking Spaces

255 Car Parking Spaces

6000 Amps Electrical Service

LED High Bays to Provide 25 Foot Candles in the Cold Dock
and One (1) LED Per Bay in the Freezer

60 Mil TPO Rhino Bond System

Quell K-34 Fire Protection System Allowing 50' Top of Product
Storage

52 Dock positions with Vertical Levelers & (6) HSRD's

ALTA Expert Refrigeration System

Empty Pallet Storage Available Above All Docks

