

NATIONAL CAPITAL BUSINESS PARK

The Capital Region's Premier Last-Mile, Bulk and Cold Storage Solution



4.5+ Million SF Class A Industrial Logistics Park
20 Minutes from Washington, DC



MANEKIN®


TURNBRIDGE
EQUITIES

NAMichael

 JLL

LEASING AND SALES OPPORTUNITIES

Up to 3+ Million Square Feet

National Capital Business Park is Metro DC's largest infill industrial park conveniently located to serve Washington DC, Baltimore, and the entire I-95 corridor along the US East Coast.



PHASE 1:
168k SF to 311k SF
Last Mile Logistics
Delivering Fall 2024



PHASE 2:
200k SF-1.5M SF
Bulk and Cold Storage Logistics

LEASING AND SALES BY:

Phase I

Naimichael

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TIM O'ROURKE

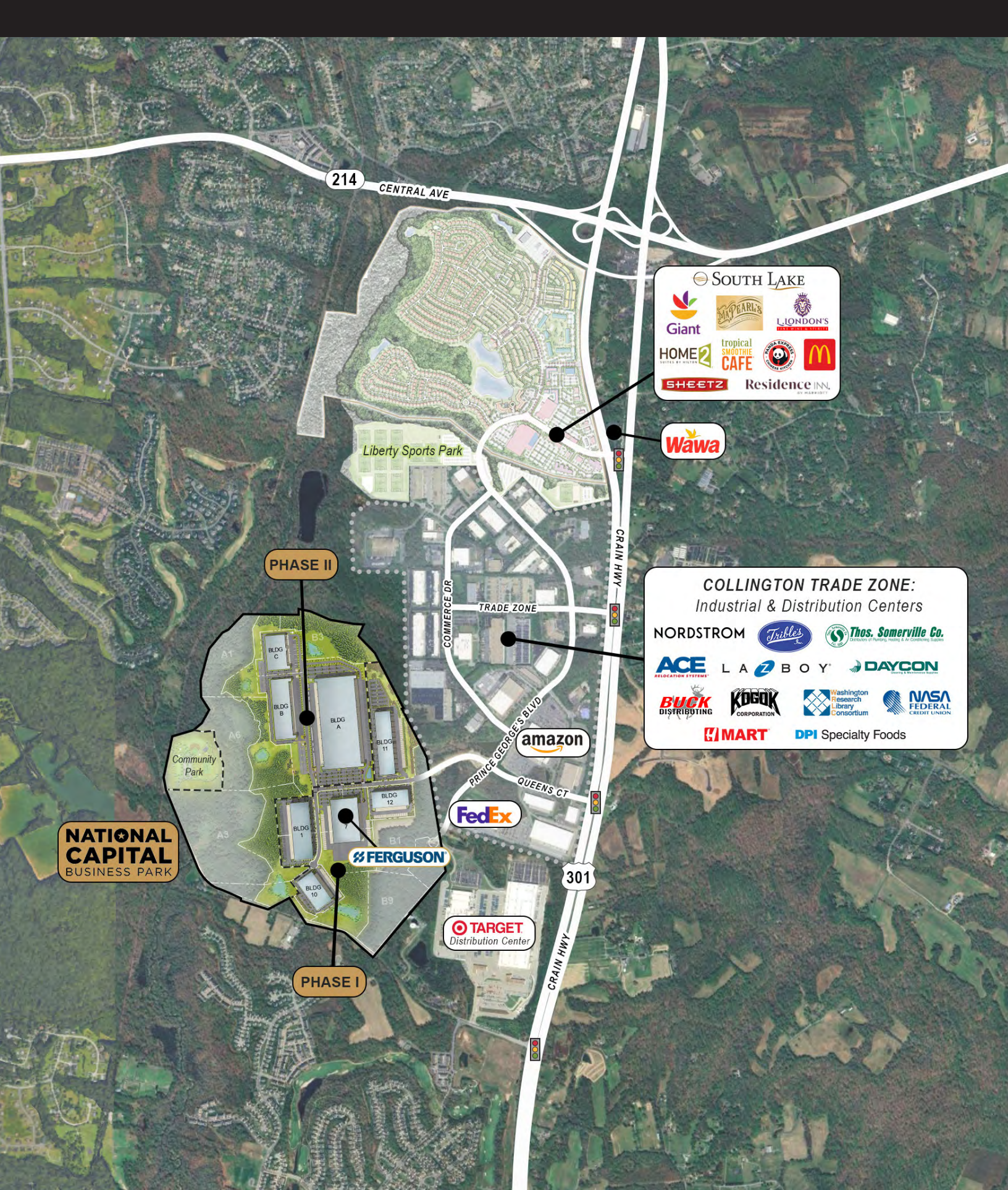
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**NATIONAL
CAPITAL**
BUSINESS PARK



SOUTH LAKE

Giant
HOME2
SHEETZ

PEARL'S
tropical SMOOTHIE CAFE
Residence INN

McDonald's



COLLINGTON TRADE ZONE:
Industrial & Distribution Centers

NORDSTROM
ACE
BUCK DISTRIBUTING
I MART

Tribble's
LA Z BOY
KOGAK CORPORATION
DPI Specialty Foods

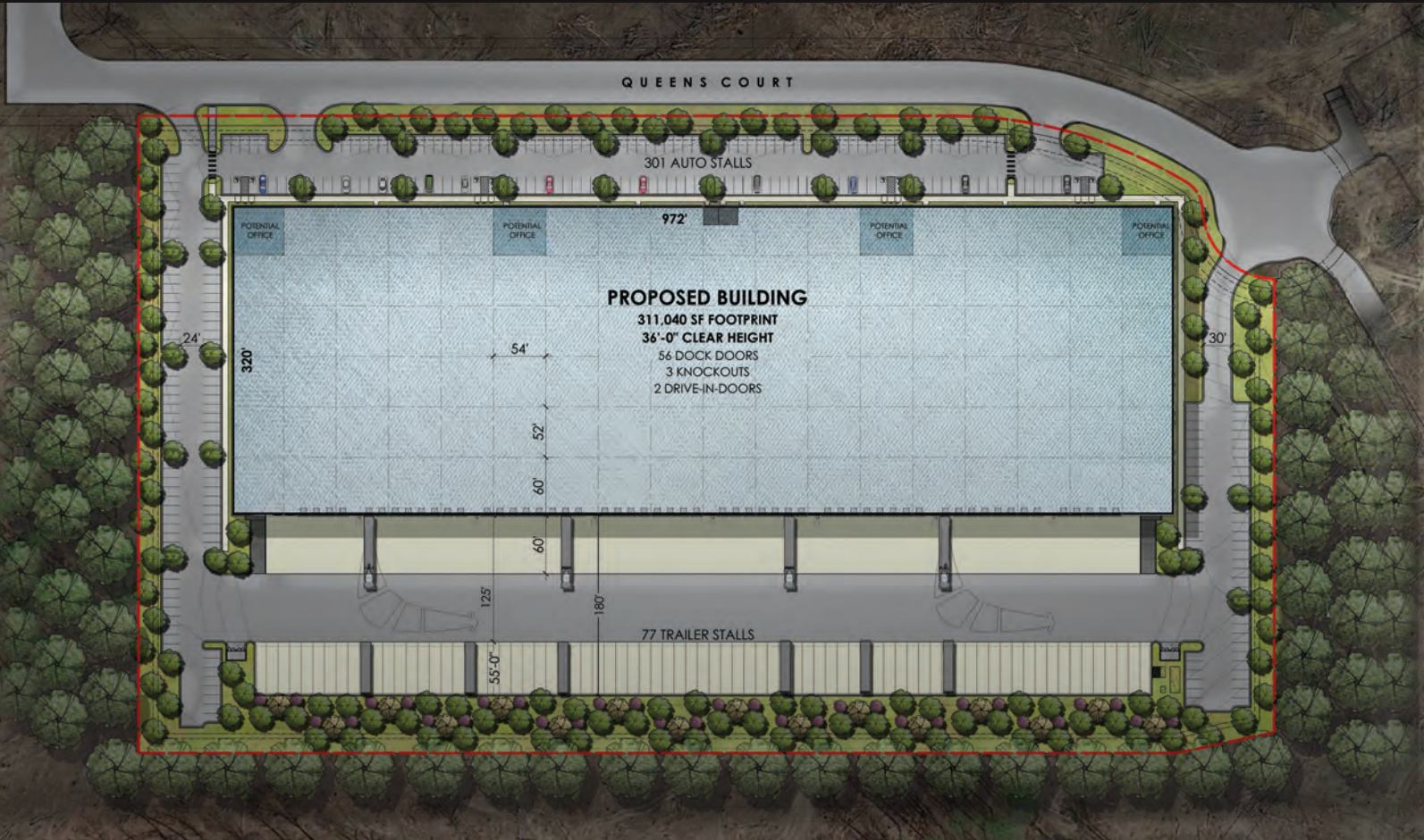
Thos. Somerville Co.
DAYCON
Washington Research Library Consortium
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BUILDING	TYPE	SIZE (SF)	ACRES	CAR PARKING	TRAILER DROPS	CLEAR HEIGHT	DOCK DOORS
PHASE I							
11	REAR LOAD	301,392	26.7	303	71	36'	60
12	REAR LOAD	168,480	10.0	159	48	36'	33
7 (LEASED)	CROSS DOCK	358,400	28.3	488	171	40'	110
1	REAR LOAD	311,040	17.2	301	77	36'	56
10	REAR LOAD	184,140	10.7	181	49	36'	31
PHASE II							
A	CROSS DOCK	1,013,310	~51	906	231	40'	186
B	COLD	325,448	~23	253	82	32'	52
C	COLD	205,057	~12.5	137	41	32'	29





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



BUILDING 10

Queens Court West
Upper Marlboro, MD 20774



BUILDING	184,140 SF (divisible)
SITE	10.7 acres
TYPE	Distribution warehouse
TRUCKS	180' truck court / 49 trailer drops
CAR PARKING	181 spaces
LOADING	31 dock doors / 2 drive-ins
SPEED BAY	60'
CEILING	36' clear
LIGHTING	LED site & interior
SPRINKLERS	ESFR with K25 heads



BUILDING 11

Queens Court West
Upper Marlboro, MD 20774



BUILDING	301,392 SF (divisible)
SITE	26.7 acres
TYPE	Distribution warehouse
TRUCKS*	185' truck court / 71 trailer drops
CAR PARKING*	303 spaces
LOADING	60 dock doors / 2 drive-ins / 2 knockouts
SPEED BAY	60'
CEILING	36' clear
LIGHTING	LED site & interior
SPRINKLERS	ESFR with K25 heads

*Expansion lot available (configurations shown for 280 cars or 58 trailers)



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

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

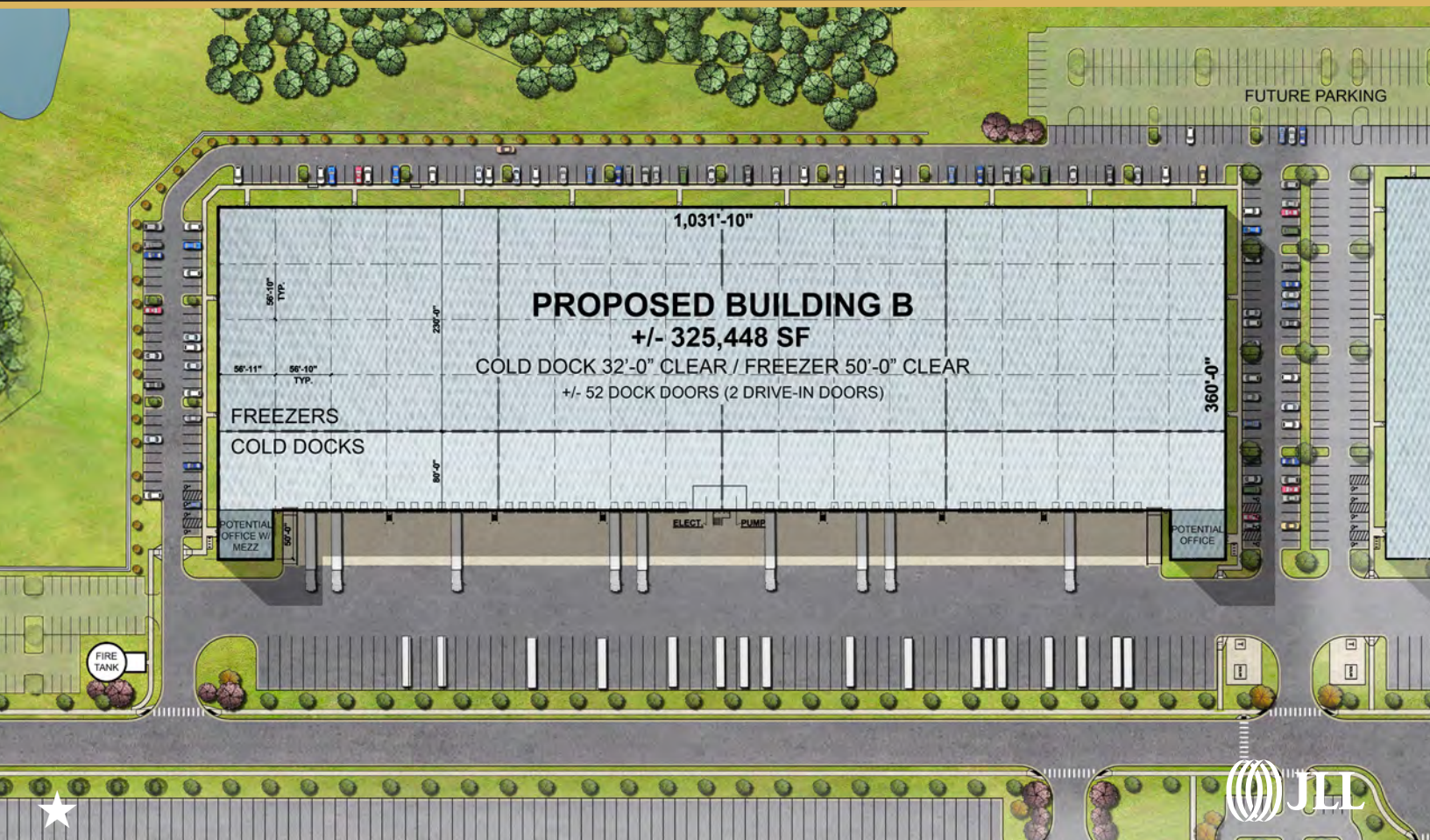
60 Mil TPO Rhino Bond System

Quell K-34 Fire Protection Sytem 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



NATIONAL CAPITAL BUSINESS PARK

PHASE II

One of the Mid-Atlantic's ONLY 1.0M SF Bulk Logistics Opportunities

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

205,057 SF Cold Storage Facility

2,800 SF Office Space

2,800 SF Mezzaine

1,500 SF Dock Office

47,860 SF 80' Cold Dock Depth, Divisible into Two (2)
Different Temperature Zones

153,250 SF Freezer/Cooler Storage, Divisible into Six (6)
Different Temperature Zones Ranging from -10 to 55D

Exterior walls: Prefinished Decorative Insulated Metal Panel

55' Top of Deck

One (1) Drive-In Ramps

Two (2) Entry Features

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

41 Trailer Parking Spaces

137 Car Parking Spaces

5000 Amps Electrical Service

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

60 Mil TPO Rhino Bond System

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

(29) Dock positions with Vertical Levelers & (4) HSRD's

ALTA Expert Refrigeration System

Empty Pallet Storage Available Above All Docks



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.

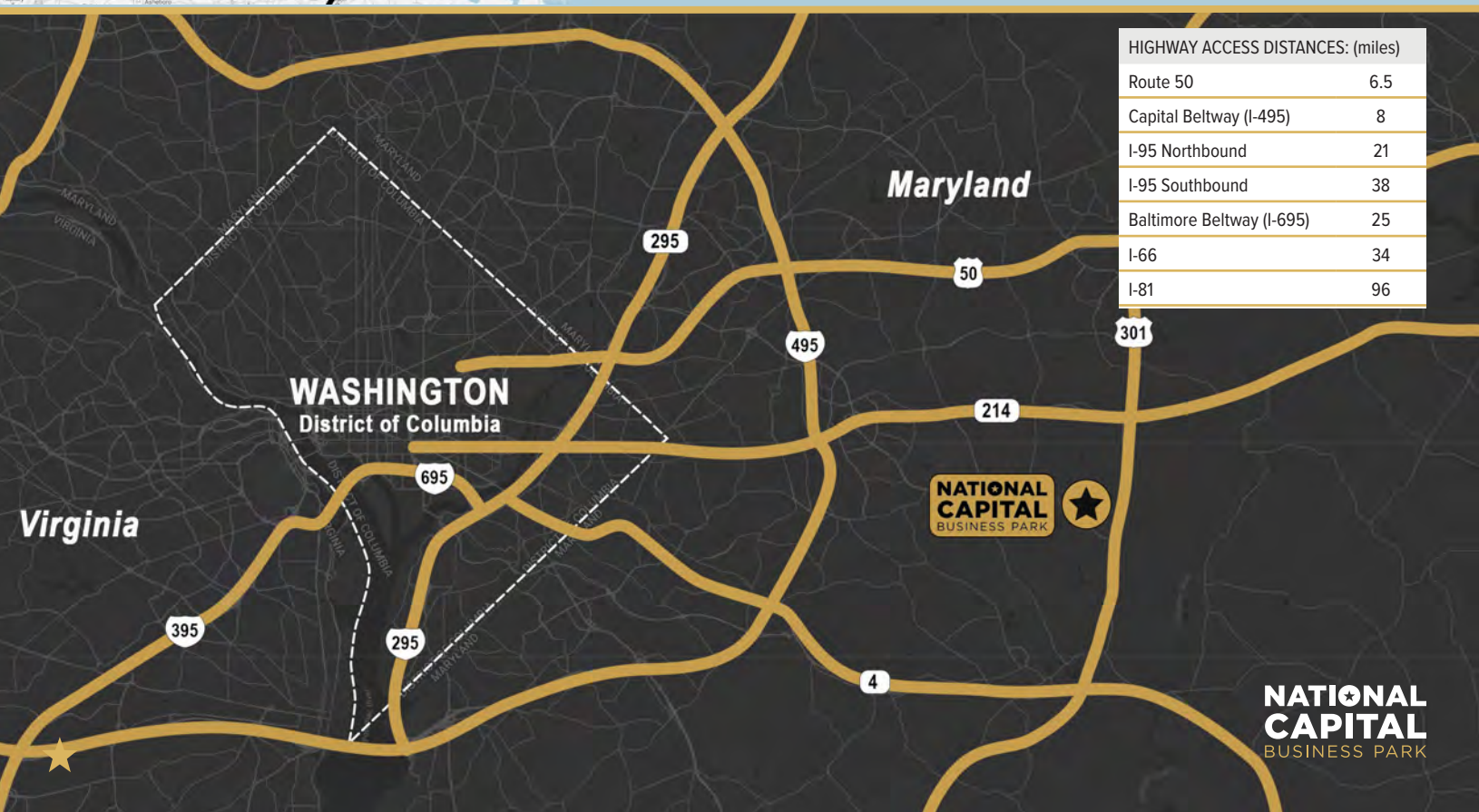


DISTANCE FROM SITE (miles)

Washington DC	10
Baltimore, MD	30
Richmond, VA	100
New York City, NY	200
Pittsburgh, PA	200
Boston, MA	380
Montreal, Canada	500
Chicago, IL	600
Jacksonville, FL	650



46+ Million
PEOPLE WITHIN
4 HOURS



HIGHWAY ACCESS DISTANCES: (miles)

Route 50	6.5
Capital Beltway (I-495)	8
I-95 Northbound	21
I-95 Southbound	38
Baltimore Beltway (I-695)	25
I-66	34
I-81	96

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nationalcapitalbusinesspark.com



LEASING AND SALES BY:

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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.

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.