

# NATIONAL CAPITAL BUSINESS PARK

DELIVERING 2024!

## INDUSTRIAL FOR LEASE

Class A Logistics Park in the Washington DC Metropolitan Area



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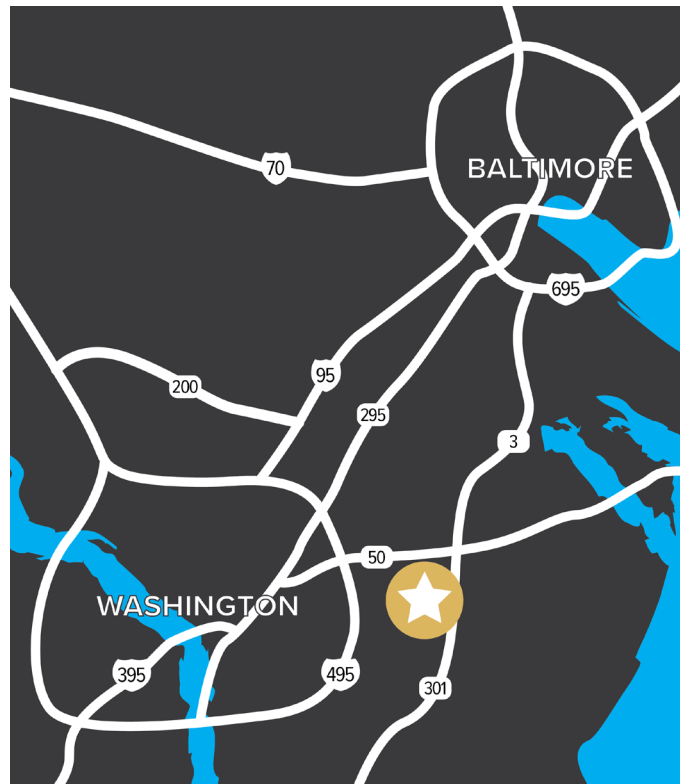


### BUILDING 11

Queens Court West  
Upper Marlboro, MD 20774

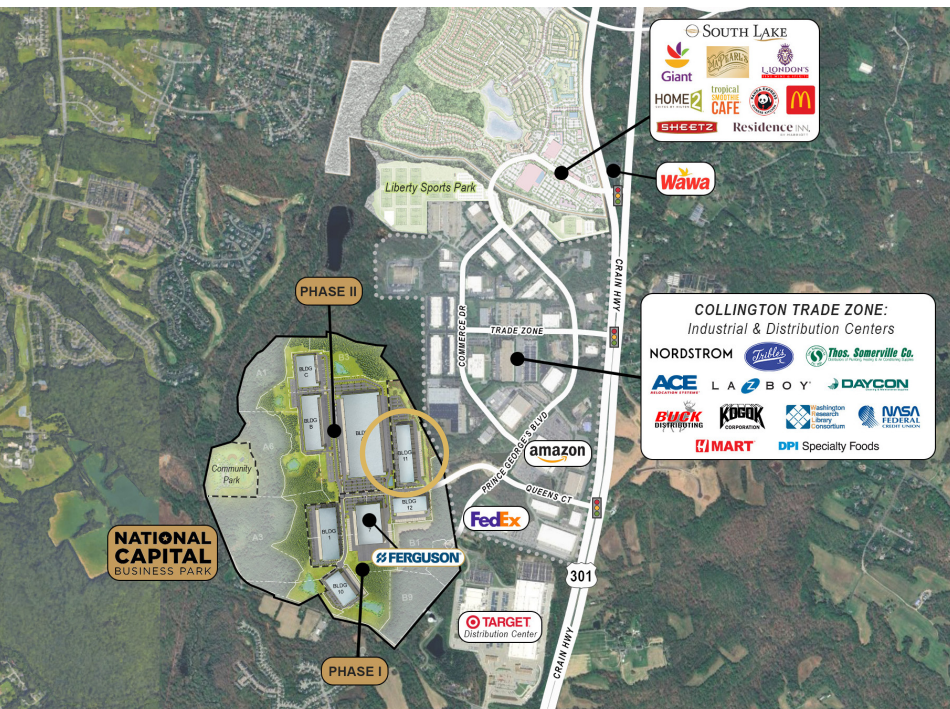
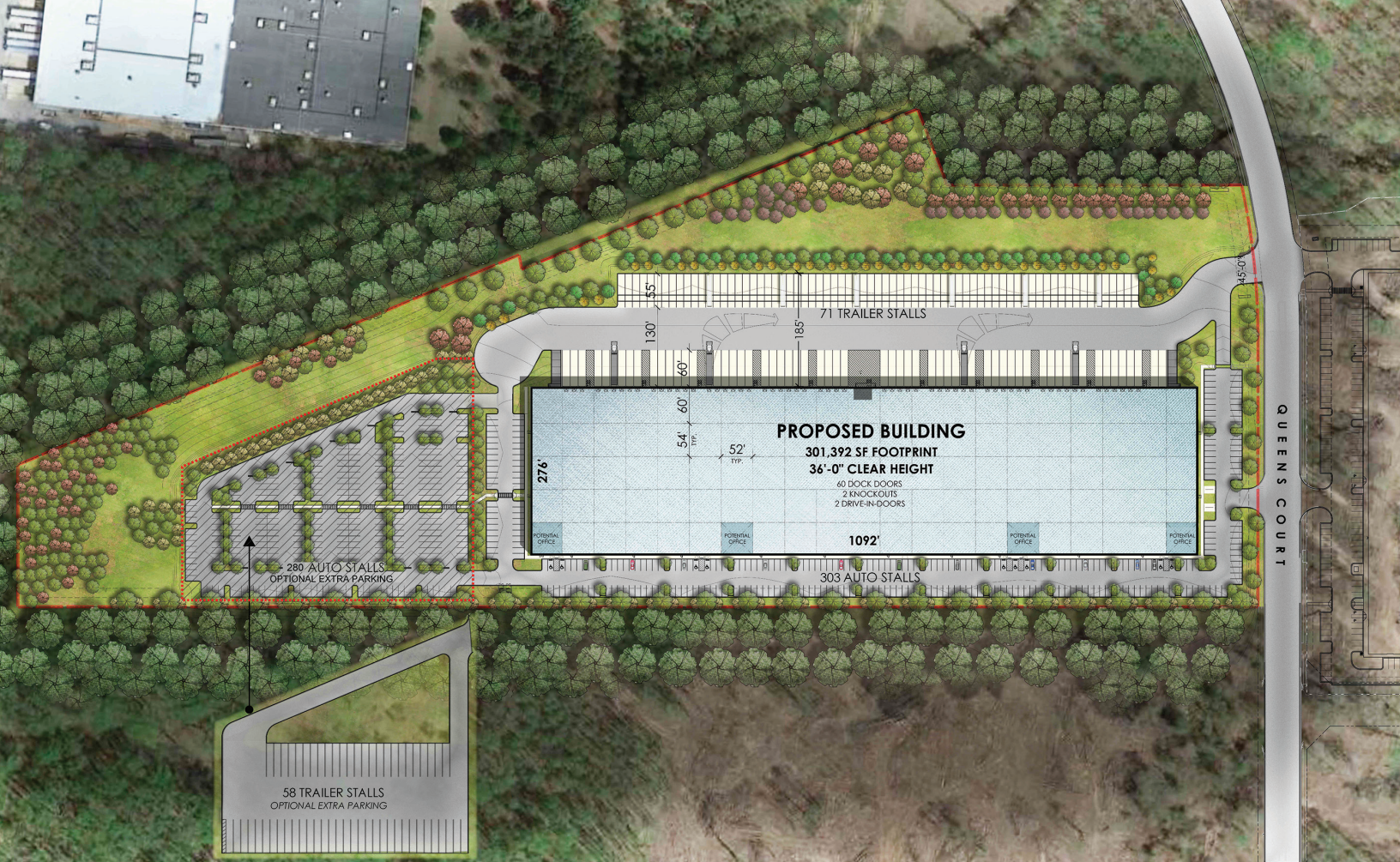
BUILDING	301,392 SF (divisible)
SITE	26.7 acres
TYPE	Distribution warehouse
TRUCKS*	185' truck court / 71 trailer drops
CAR PARKING*	303 spaces
LOADING	60 dock doors / 2 drive-ins / 2 knockouts
SPEED BAY	60'
CEILING	36' clear
LIGHTING	LED site & interior
SPRINKLERS	ESFR with K25 heads

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



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DEVELOPED BY

**MANEKIN**

**TURNBRIDGE  
EQUITIES**

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