

NATIONAL CAPITAL BUSINESS PARK

DELIVERING 2025!

INDUSTRIAL FOR LEASE

Class A Logistics Park in the Washington DC Metropolitan Area



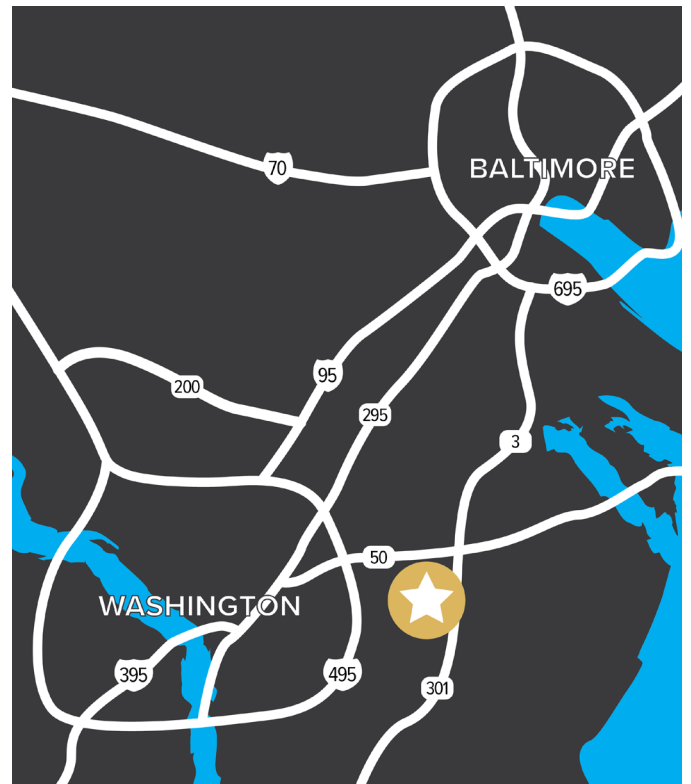
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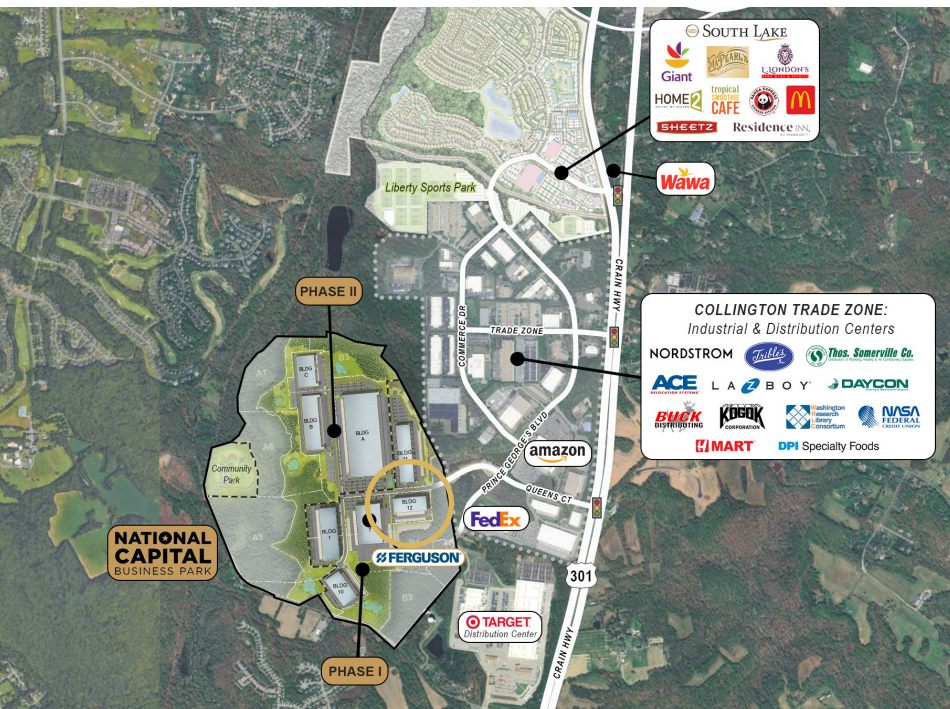
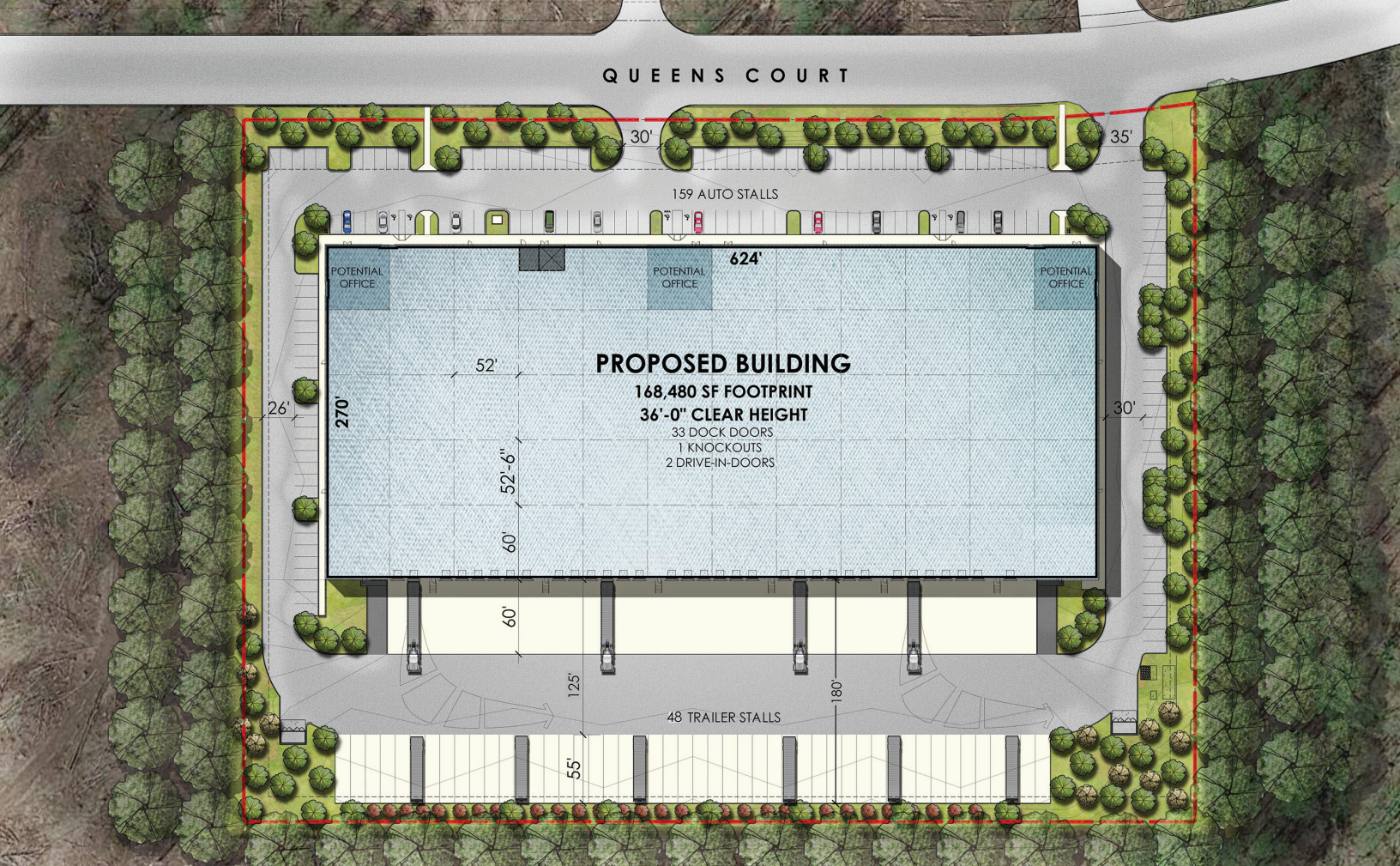
BUILDING 12

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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DEVELOPED BY

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**TURNBRIDGE
 EQUITIES**

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. Subject to final site plan approval by Prince George's County.