



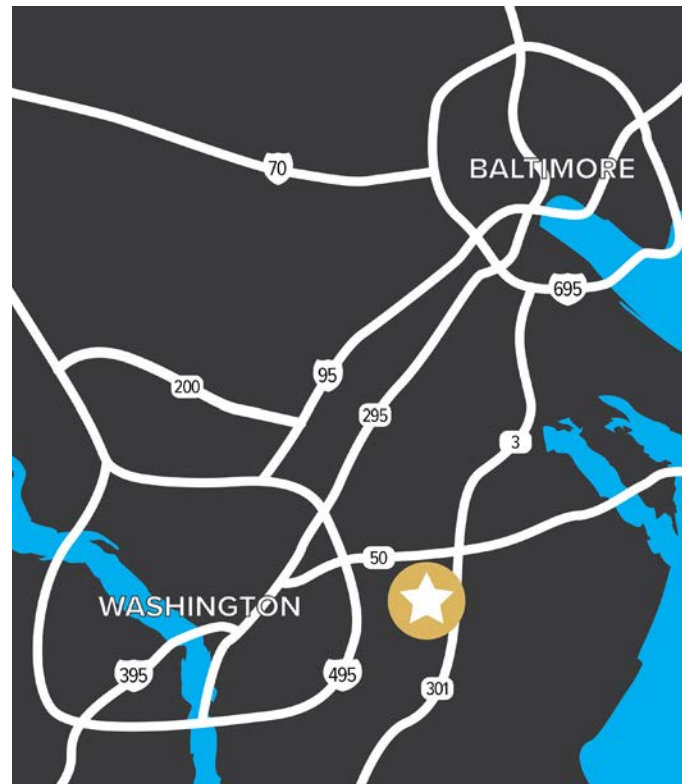
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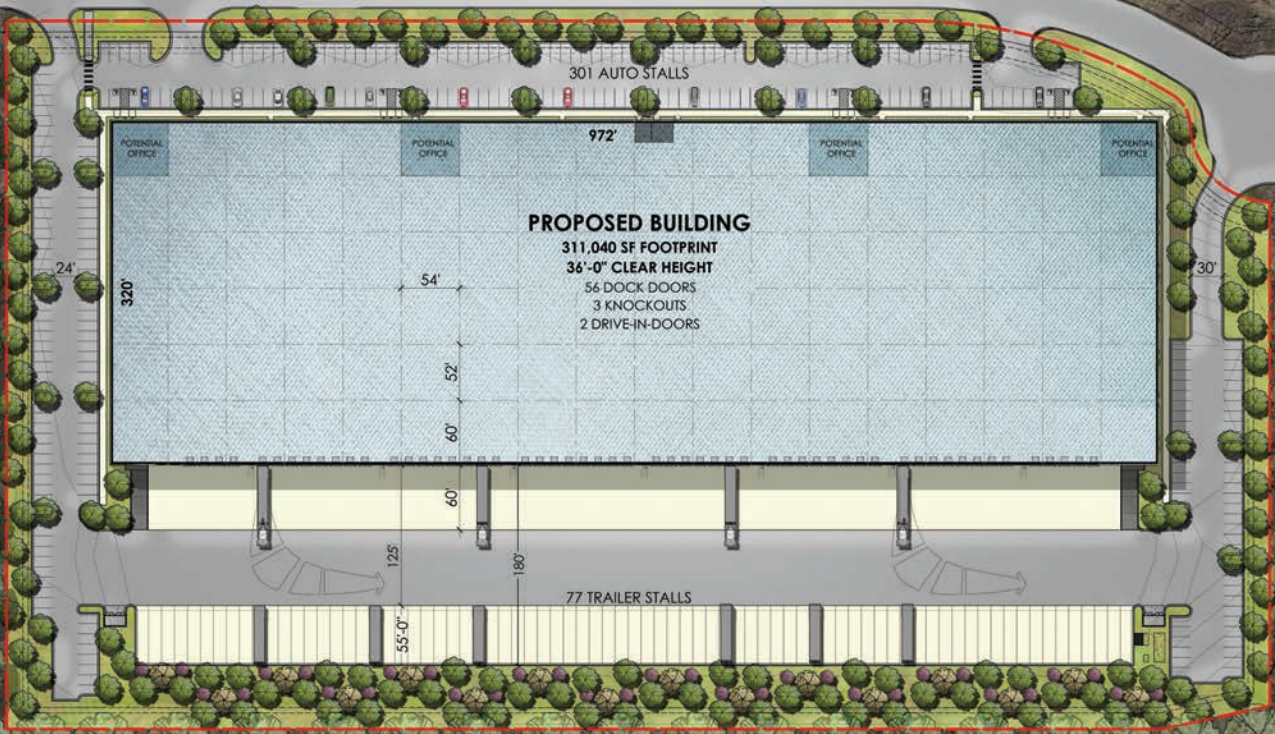


BUILDING 1

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 |





LEASING BY

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DEVELOPED BY

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TURNBRIDGE
EQUITIES

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