

ding 12
e Footage 10,740 sq ft
nsions 59'
Height 36'
r Spaces 50
eard Doors
ng Spaces 171

NATIONAL CAPITAL BUSINESS PARK

DELIVERING 2025!

INDUSTRIAL FOR LEASE

Class A Logistics Park in the Washington DC Metropolitan Area



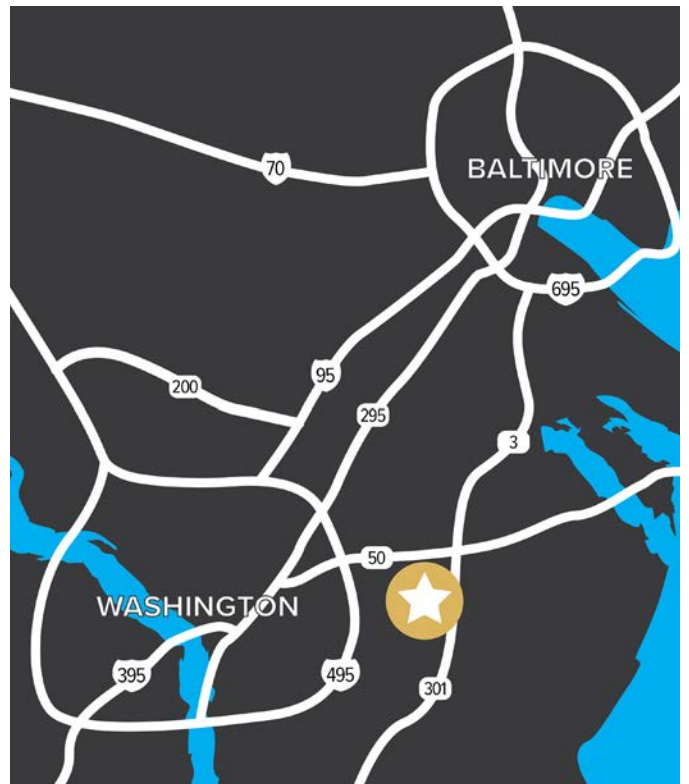
LEARN MORE!



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



10100 Business Parkway | Lanham, MD 20706
(301) 459 4400 | naimichael.com



LEASING BY



KAHU LUDWIG

(301) 918-2924 | kludwig@naimichael.com

SALLY LUDWIG

(301) 918-2956 | sludwig@naimichael.com

JEFFREY D. LUDWIG, KM

(301) 918-2923 | jludwig@naimichael.com

nationalcapitalbusinesspark.com

DEVELOPED BY



TURNBRIDGE
EQUITIES

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