

# NATIONAL CAPITAL BUSINESS PARK

DELIVERING 2025!

## INDUSTRIAL FOR LEASE

Class A Logistics Park in the Washington DC Metropolitan Area

Phase II

Building 11

LEASED  
Building 12



LEASED Building 7  
FERGUSON

★ BUILDING 1

LEASED  
Building 10  
THE SEVERN GROUP

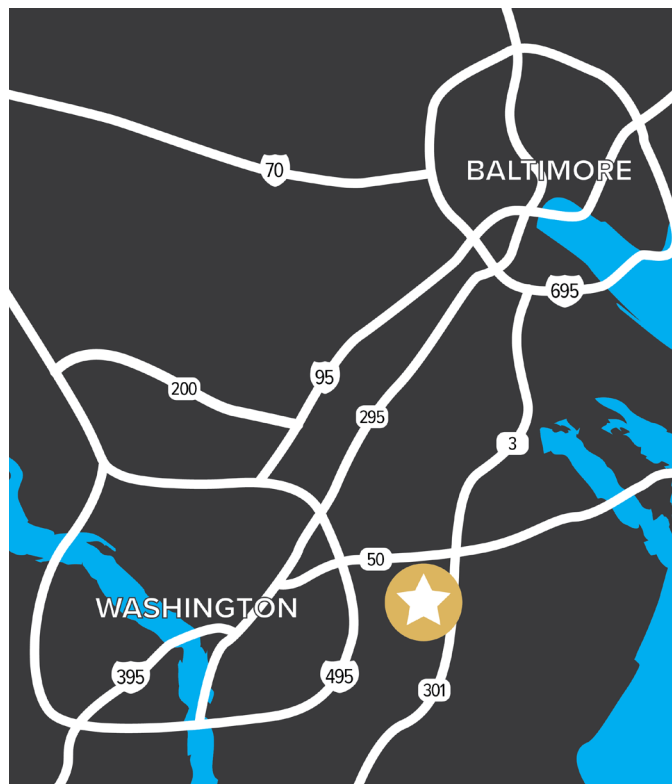
LEARN MORE!



### BUILDING 1

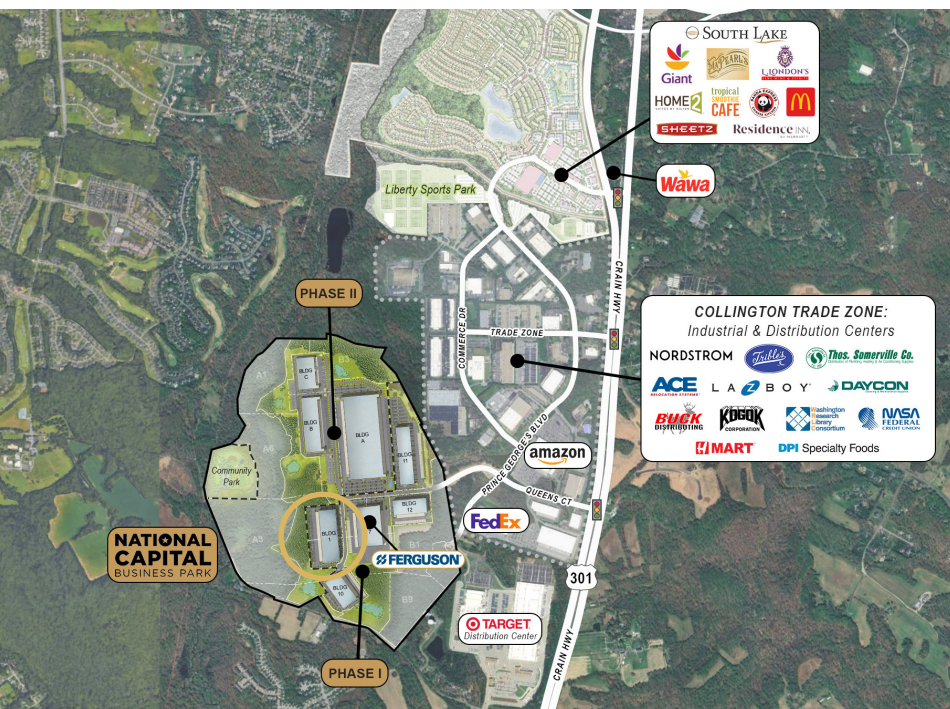
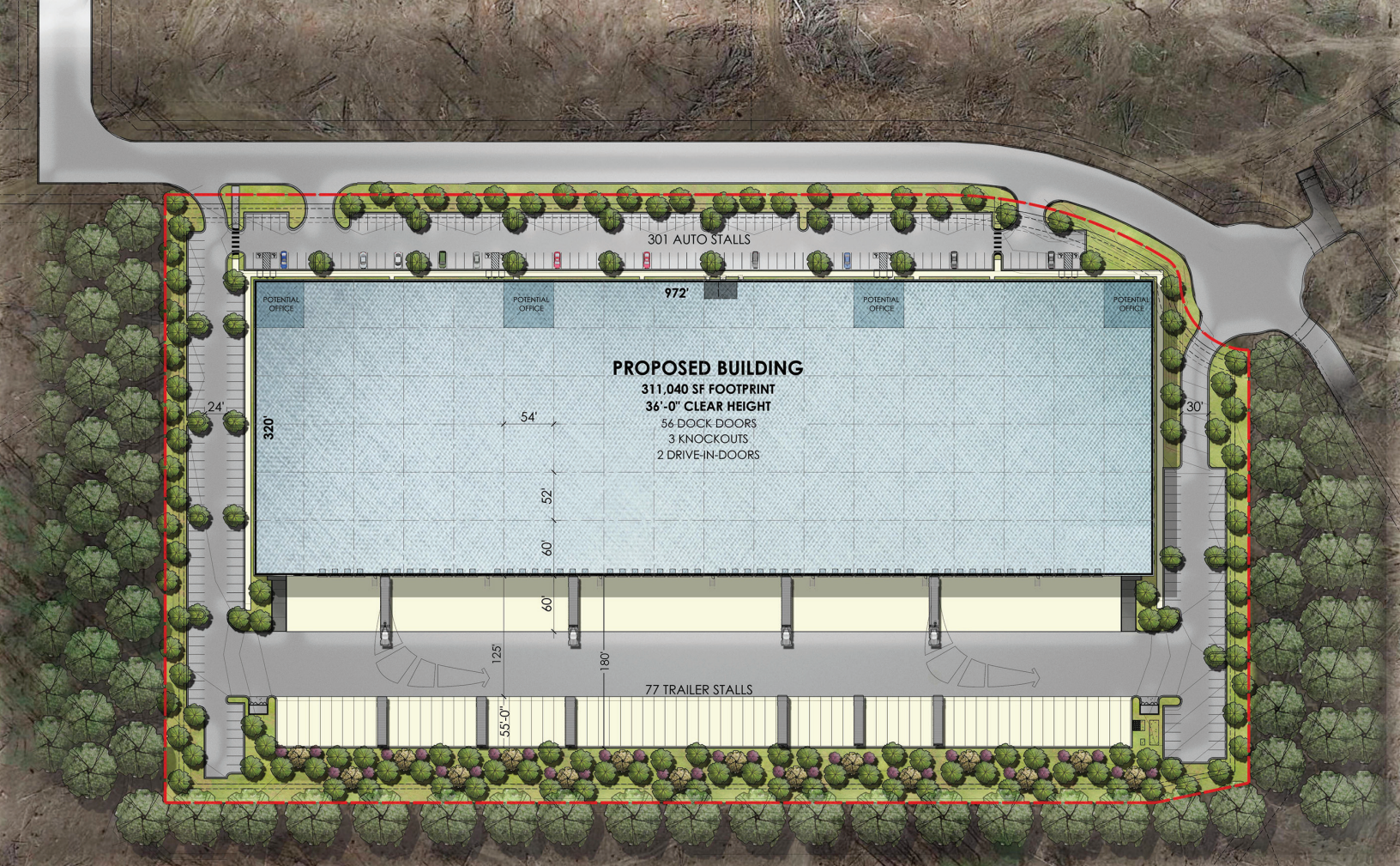
Queens Court West  
Upper Marlboro, MD 20774

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 system



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LEASING BY

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DEVELOPED BY

**MANEKIN®**

**TURNBRIDGE  
EQUITIES**

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