

# NATIONAL CAPITAL

BUSINESS PARK

The Capital Region's Premier Industrial Park

- Last-Mile Logistics
- Bulk Distribution
- Manufacturing
- Contractors



2.7+ Million SF Class A Industrial Logistics Park

Centrally located in the Washington /Baltimore CMSA (pop. 10M)

Minutes from the Capital Beltway (I-495)

MANEKIN®

TURNBRIDGE  
EQUITIES

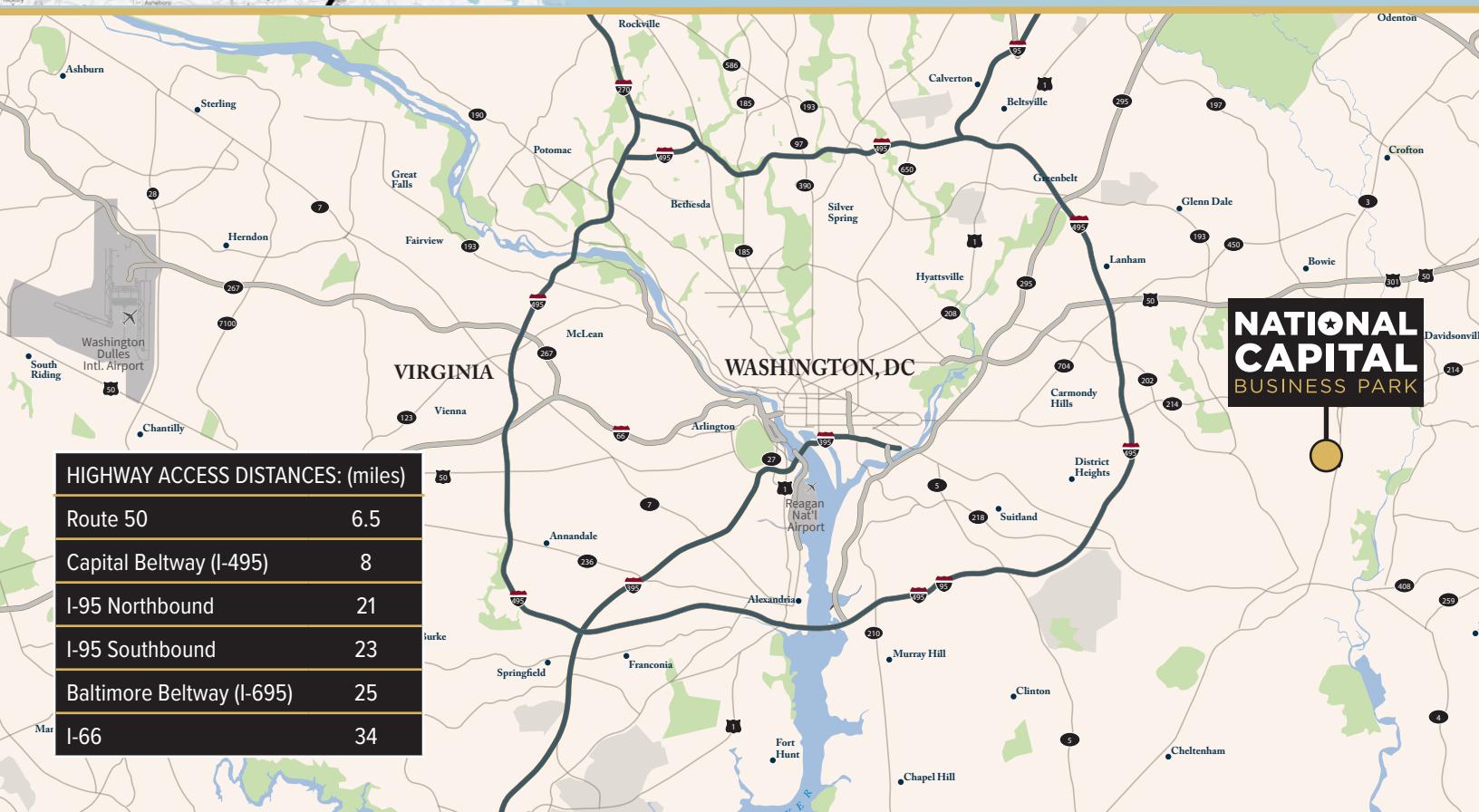
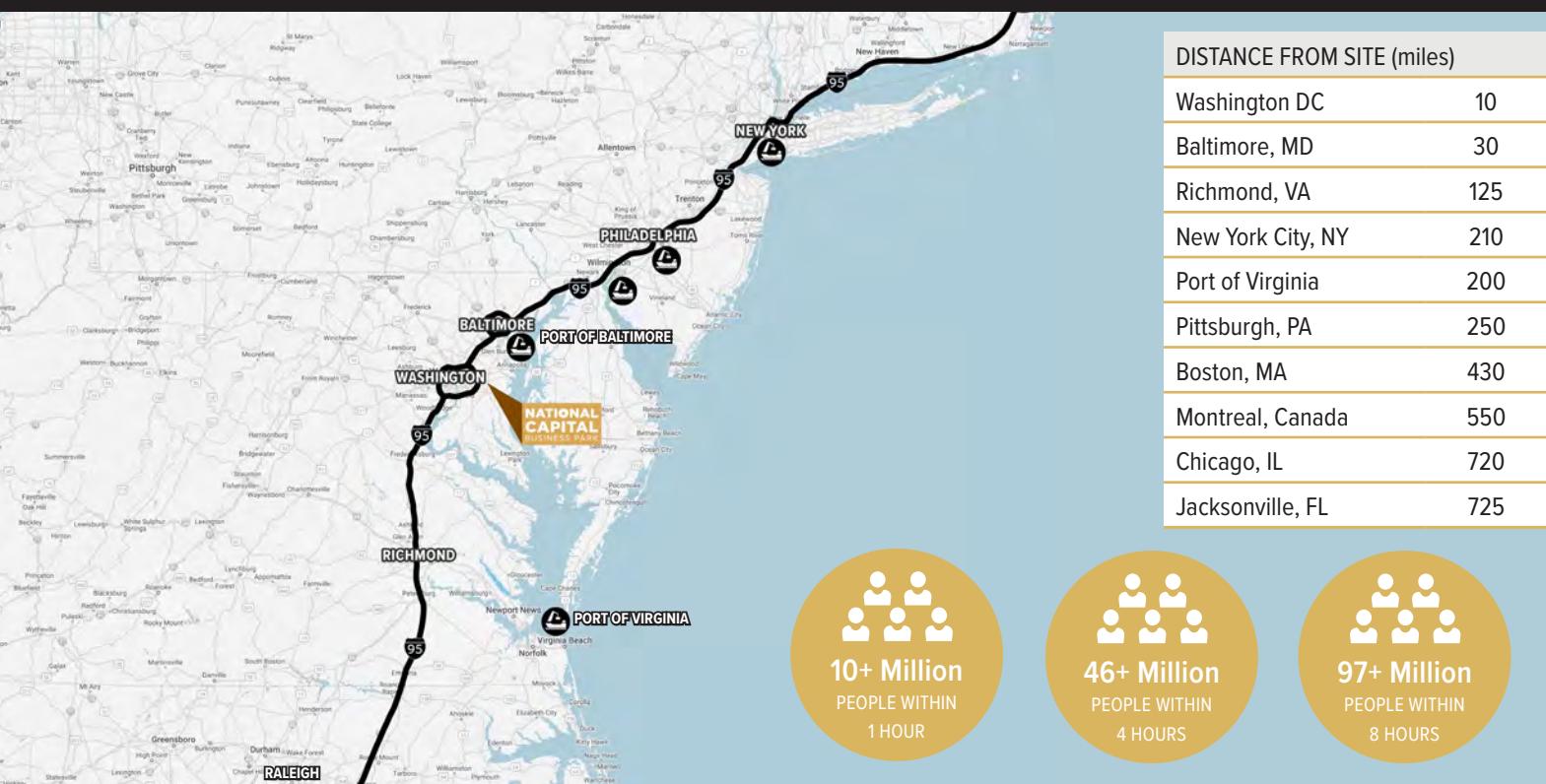
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# Ideally Located to Serve the Entire US East Coast

National Capital Business Park is ideally located to serve the entire eastern seaboard of the United States, from Maine to Florida. Located within four hours of ports handling 25% of the total US logistics volume.

## Convenient to the I-95 Distribution Corridor

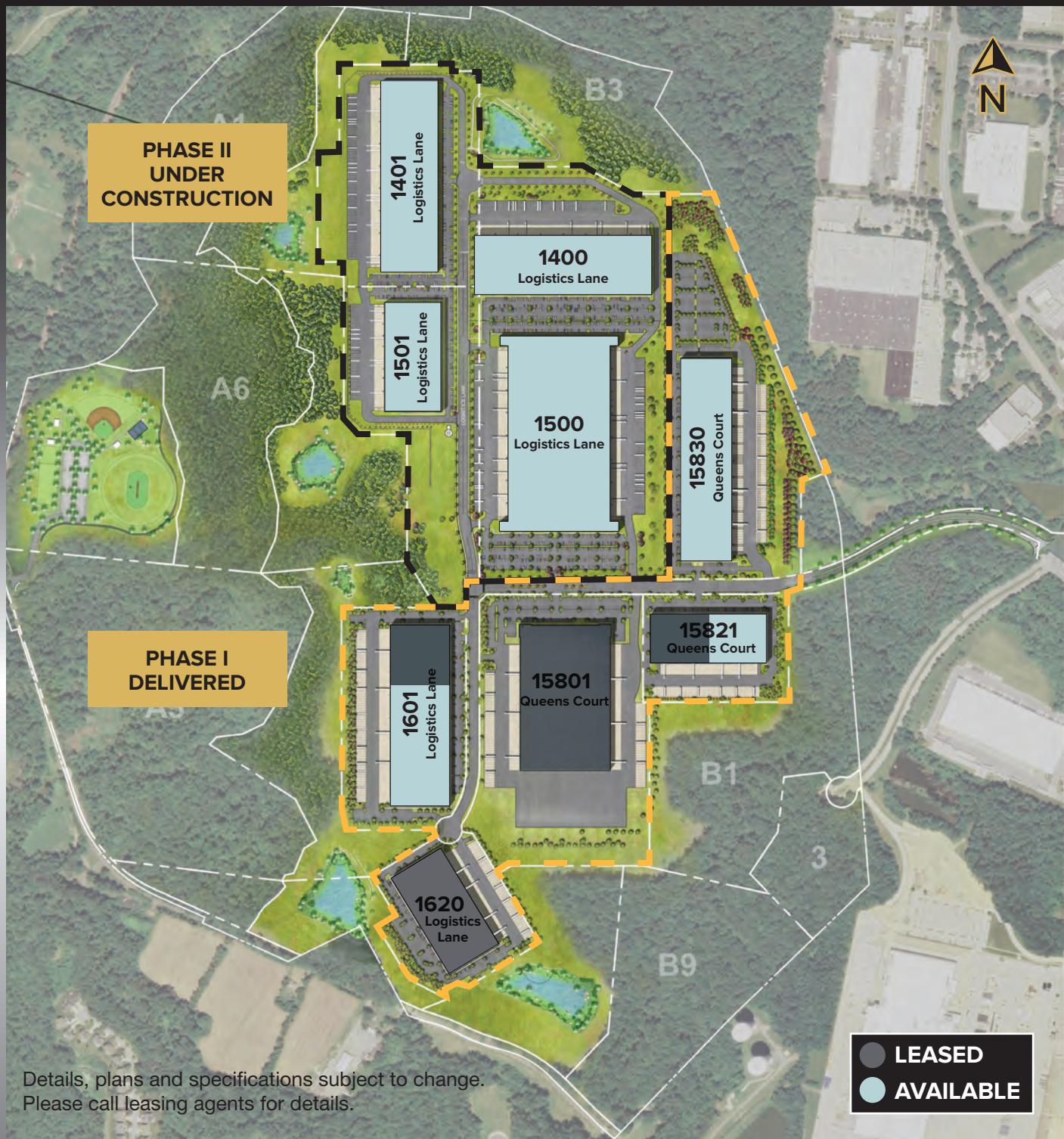
NCPB is conveniently located to the I-95 corridor. To the north, I-95 connects the site to the Ports of Baltimore, Philadelphia, New York and New England. To the south, the site is connected to Richmond and the southeast US.



# TENANT AERIAL



# BUILDINGS



Details, plans and specifications subject to change.  
Please call leasing agents for details.

## PHASE I

AVAILABLE	BUILDING	SIZE (SF)	AVAILABLE (SF)	CAR PARKING	TRAILER DROPS	CLEAR HEIGHT	DOCK DOORS
IMMEDIATE	15830 Queens Court	301,392	301,392	273	71	36'	60
IMMEDIATE	15821 Queens Court	168,480	84,240	158	48	36'	33
LEASED	15801 Queens Court	358,400	0	488	171	40'	110 Cross-Dock
IMMEDIATE	1601 Logistics Lane	311,040	208,047	301	77	36'	56
LEASED	1620 Logistics Lane	184,140	0	181	49	36'	31

## PHASE II

AVAILABLE	BUILDING	SIZE (SF)	AVAILABLE (SF)	CAR PARKING	TRAILER DROPS	CLEAR HEIGHT	DOCK DOORS
Q1 2027	1400 Logistics Lane	305,280	305,280	342	62	36'	59
Q1 2027	1500 Logistics Lane	588,370	588,370	566	138	40'	114 Cross-Dock
Q1 2027	1401 Logistics Lane	319,920	319,920	266	75	36'	63
Q1 2027	1501 Logistics Lane	183,830	183,830	134	42	36'	36





**15830 Queens Court**  
Upper Marlboro, MD 20774



<b>AVAILABLE</b>	301,392 SF (divisible)
<b>SITE</b>	26.7 acres
<b>TYPE</b>	Rear Load
<b>TRUCKS*</b>	185' truck court / 71 trailer drops
<b>CAR PARKING*</b>	273 spaces
<b>LOADING</b>	60 dock doors / 2 drive-ins / 2 knockouts
<b>SPEED BAY</b>	60'
<b>CEILING</b>	36' clear
<b>LIGHTING</b>	LED site & interior
<b>SPRINKLERS</b>	ESFR with K17 & K22 heads

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



**1601 Logistics Lane**  
Upper Marlboro, MD 20774



<b>AVAILABLE</b>	208,047 SF (divisible)
<b>SITE</b>	17.2 acres
<b>TYPE</b>	Rear Load
<b>TRUCKS</b>	180' truck court / 77 trailer drops
<b>CAR PARKING</b>	301 spaces
<b>LOADING</b>	56 dock doors / 2 drive-ins / 3 knockouts
<b>SPEED BAY</b>	60'
<b>CEILING</b>	36' clear
<b>LIGHTING</b>	LED site & interior
<b>SPRINKLERS</b>	ESFR with K17 & K22 heads

# Industrial for Lease - 15821 Queens Court PHASE I - Available Now

Class A Logistics Park in the Washington DC Metropolitan Area



**15821 Queens Court**  
Upper Marlboro, MD 20774



<b>AVAILABLE</b>	84,240 SF (divisible)
<b>SITE</b>	10.0 acres
<b>TYPE</b>	Rear Load
<b>TRUCKS</b>	180' truck court / 48 trailer drops
<b>CAR PARKING</b>	158 spaces
<b>LOADING</b>	33 dock doors / 2 drive-ins / 1 knockout
<b>SPEED BAY</b>	60'
<b>CEILING</b>	36' clear
<b>LIGHTING</b>	LED site & interior
<b>SPRINKLERS</b>	ESFR with K17 & K22 heads

Class A Logistics Park in the Washington DC Metropolitan Area



**1400 Logistics Lane**  
Upper Marlboro, MD 20774



<b>AVAILABLE</b>	305,280 SF (divisible)
<b>SITE</b>	18.6 acres
<b>TYPE</b>	Rear Load
<b>TRUCKS</b>	185' truck court / 62 trailer drops
<b>CAR PARKING</b>	342 spaces
<b>LOADING</b>	59 dock doors / 2 drive-ins
<b>SPEED BAY</b>	60'
<b>CEILING</b>	36' clear
<b>LIGHTING</b>	LED site & interior
<b>SPRINKLERS</b>	ESFR with K25 heads

Class A Logistics Park in the Washington DC Metropolitan Area



**1500 Logistics Lane**  
Upper Marlboro, MD 20774



<b>AVAILABLE</b>	588,370 SF (divisible)
<b>SITE</b>	32.5 acres
<b>TYPE</b>	Cross Dock
<b>TRUCKS</b>	185' truck court / 138 trailer drops
<b>CAR PARKING</b>	566 spaces
<b>LOADING</b>	114 dock doors / 4 drive-ins
<b>SPEED BAY</b>	60'
<b>CEILING</b>	40' clear
<b>LIGHTING</b>	LED site & interior
<b>SPRINKLERS</b>	ESFR with K25 heads

Class A Logistics Park in the Washington DC Metropolitan Area

**1401 Logistics Court**  
Upper Marlboro, MD 20774

<b>AVAILABLE</b>	319,920 SF (divisible)
<b>SITE</b>	19.5 acres
<b>TYPE</b>	Rear Load
<b>TRUCKS</b>	185' truck court / 75 trailer drops
<b>CAR PARKING</b>	266 spaces
<b>LOADING</b>	63 dock doors / 2 drive-ins
<b>SPEED BAY</b>	60'
<b>CEILING</b>	36' clear
<b>LIGHTING</b>	LED site & interior
<b>SPRINKLERS</b>	ESFR with K25 heads

Class A Logistics Park in the Washington DC Metropolitan Area



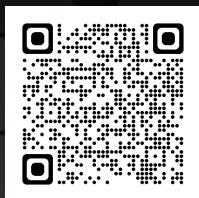
**1501 Logistics Lane**  
Upper Marlboro, MD 20774



<b>AVAILABLE</b>	183,830 SF (divisible)
<b>SITE</b>	15.8 acres
<b>TYPE</b>	Rear Load
<b>TRUCKS</b>	185' truck court / 42 trailer drops
<b>CAR PARKING</b>	134 spaces
<b>LOADING</b>	36 dock doors / 2 drive-ins
<b>SPEED BAY</b>	60'
<b>CEILING</b>	36' clear
<b>LIGHTING</b>	LED site & interior
<b>SPRINKLERS</b>	ESFR with K25 heads

# NATIONAL CAPITAL BUSINESS PARK

[nationalcapitalbusinesspark.com](http://nationalcapitalbusinesspark.com)



LEASING BY:



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DEVELOPED BY

MANEKIN



DESIGNED & CONSTRUCTED BY

**ARCO**  
DESIGN/BUILD

*Manekin and Turnbridge Equities are leaders in industrial development throughout the Mid-Atlantic region. They are industry experts in developing properties with last-mile distribution, port logistics, and cold storage.*