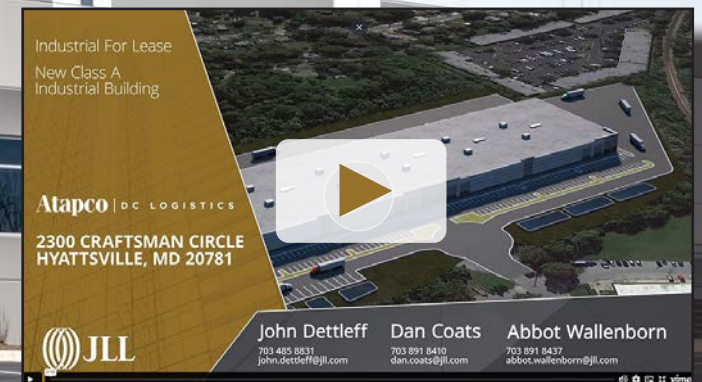




180,000 SF NEW CLASS A INDUSTRIAL AVAILABLE IMMEDIATELY FOR LEASE



MORE ABOUT THE OPPORTUNITY



JLL METRO DC INDUSTRIAL

JOHN DETTLEFF

703 485 8831

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DAN COATS

703 891 8410

dan.coats@jll.com

SITE PLAN



Now Available



180,000 SF



50x50 columns



1.25 acres of outside storage



228' building depth



32' clear



4000 amps available power



ESFR sprinkler system



45 docks
1 drive-in



155 total car parking spaces



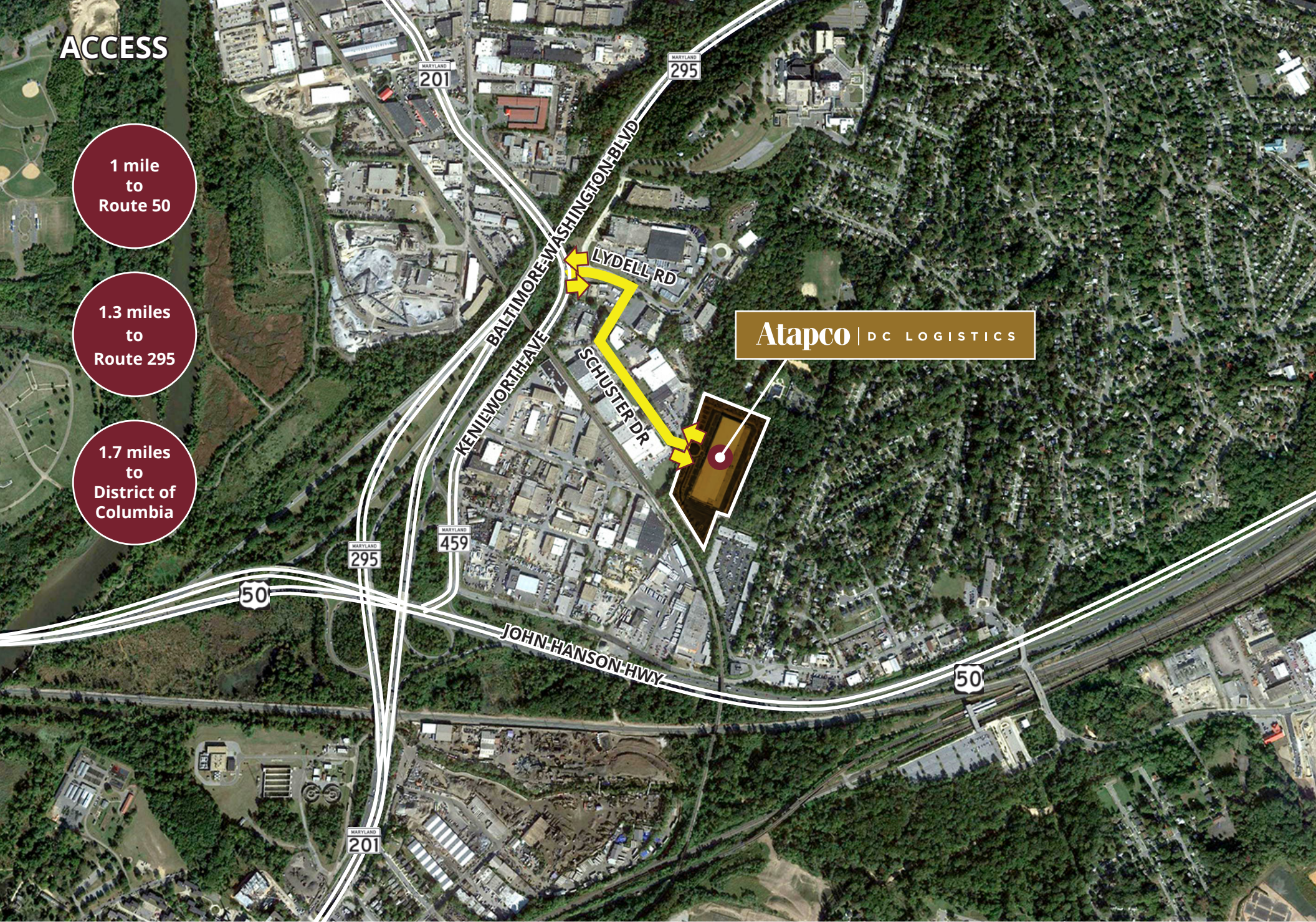
130' truck court depth

ACCESS

1 mile
to
Route 50

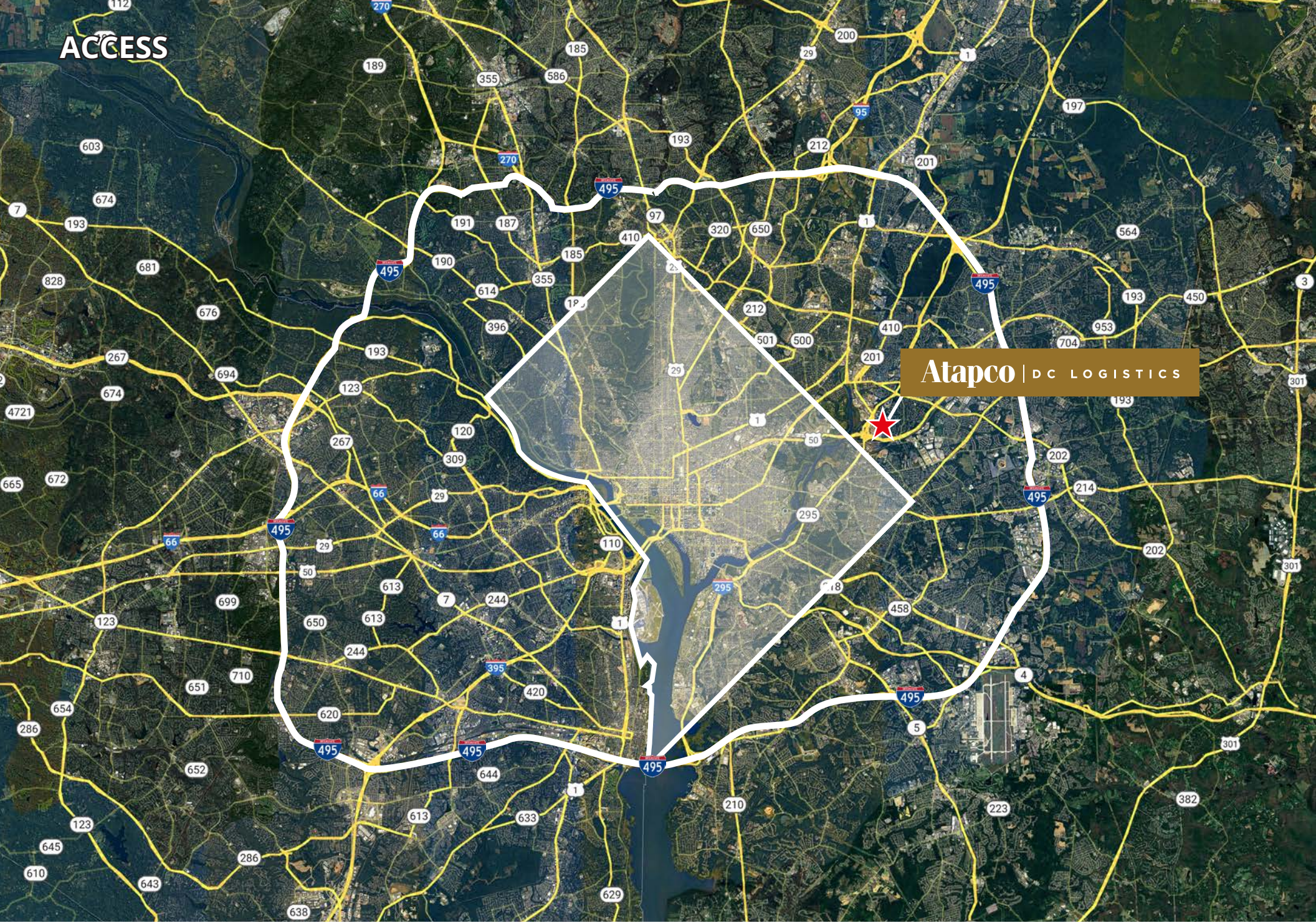
1.3 miles
to
Route 295

1.7 miles
to
District of
Columbia



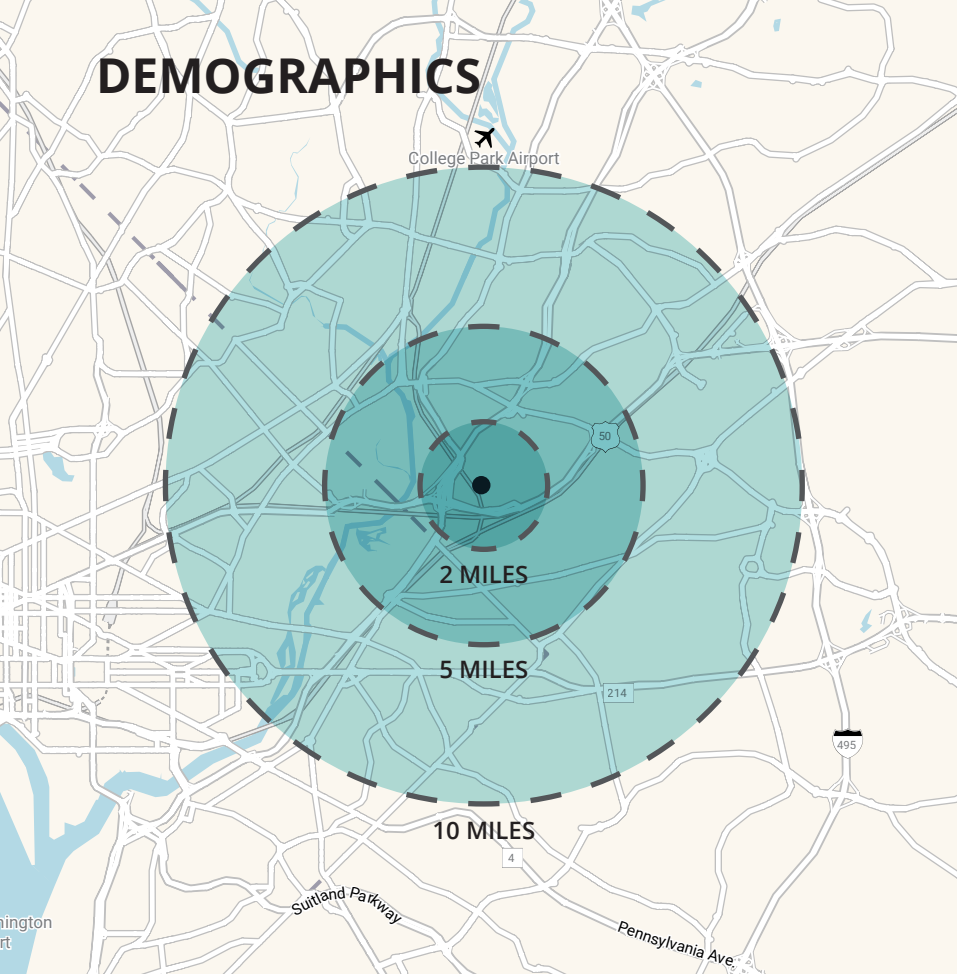
Atapco | DC LOGISTICS

ACCESS

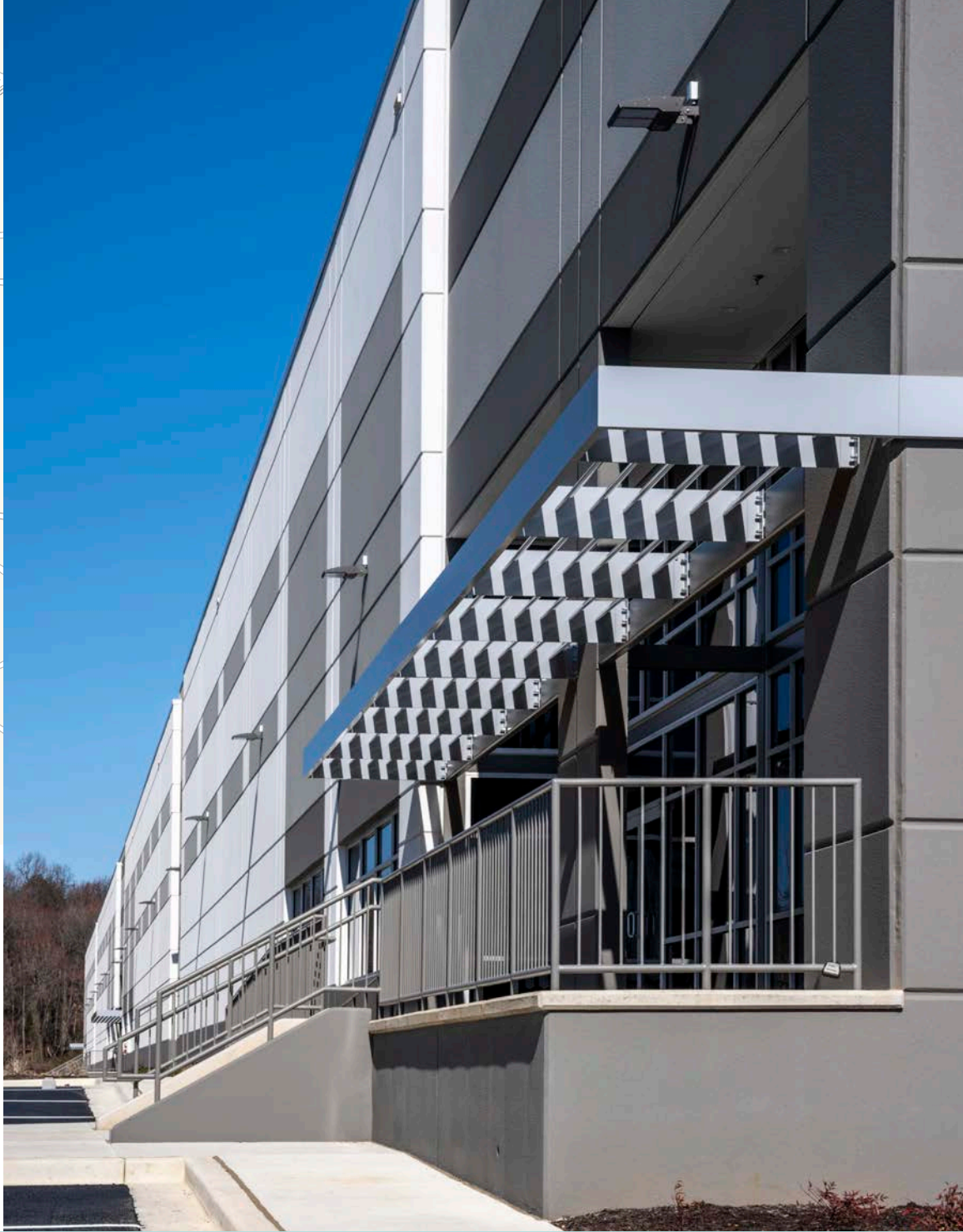


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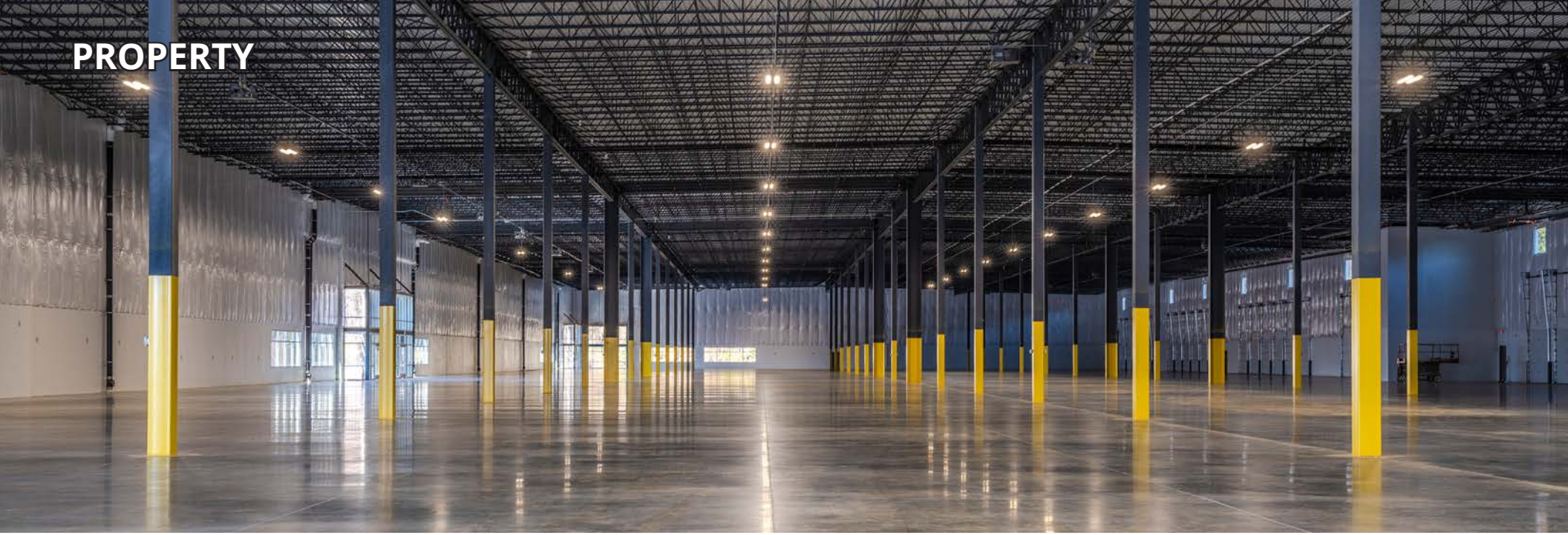
DEMOGRAPHICS



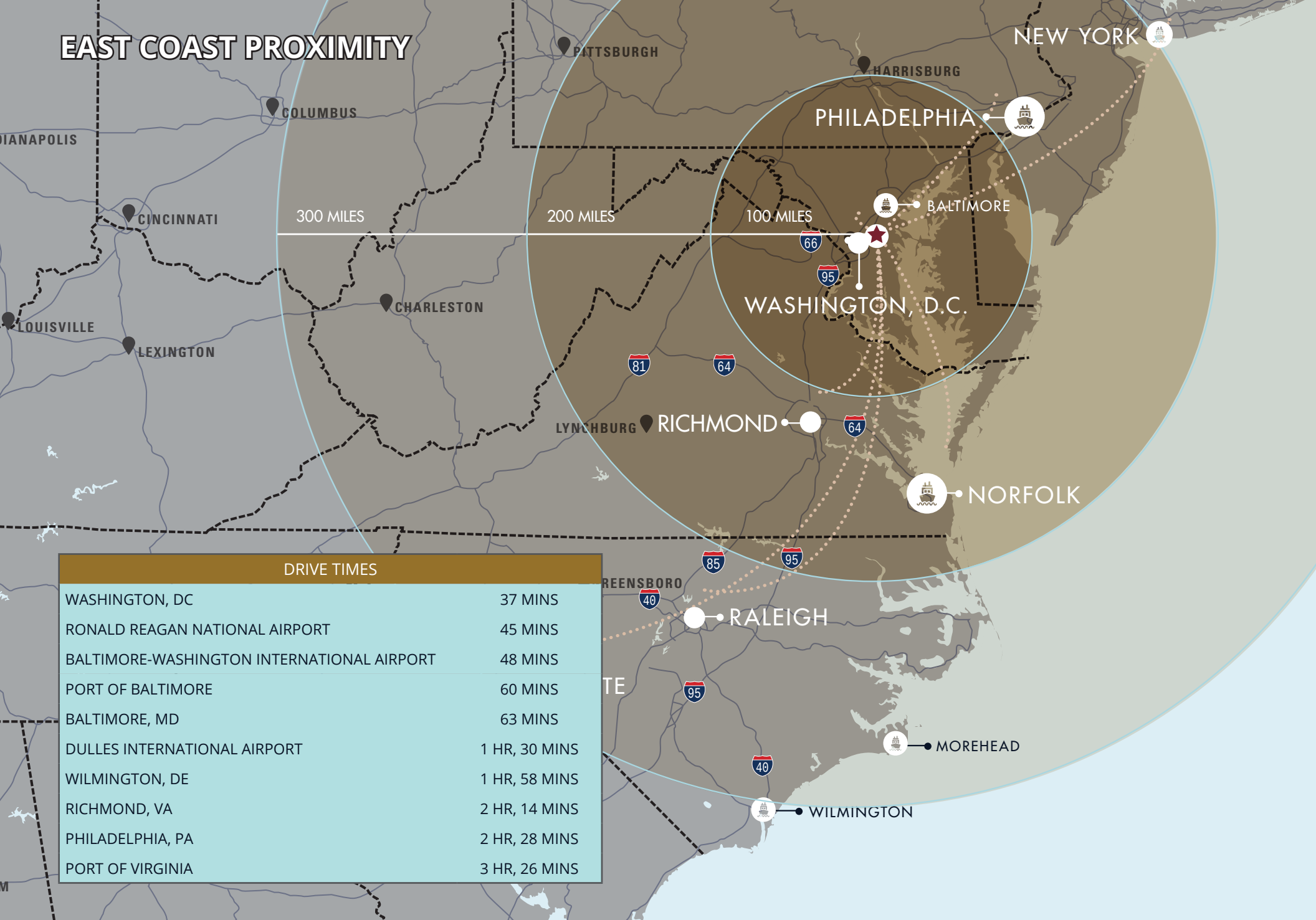
Statistic	2 miles	5 miles	10 miles
2024 Average HH Income	\$94,542	\$123,607	\$149,242
2024 Median HH Income	\$65,350	\$84,569	\$103,229
2024 Population	69,097	548,938	1,732,294
2029 Population Projection	69,770	558,207	1,772,768
2024 Households	24,495	212,629	716,832
2029 Household Projection	25,013	221,305	746,360



PROPERTY

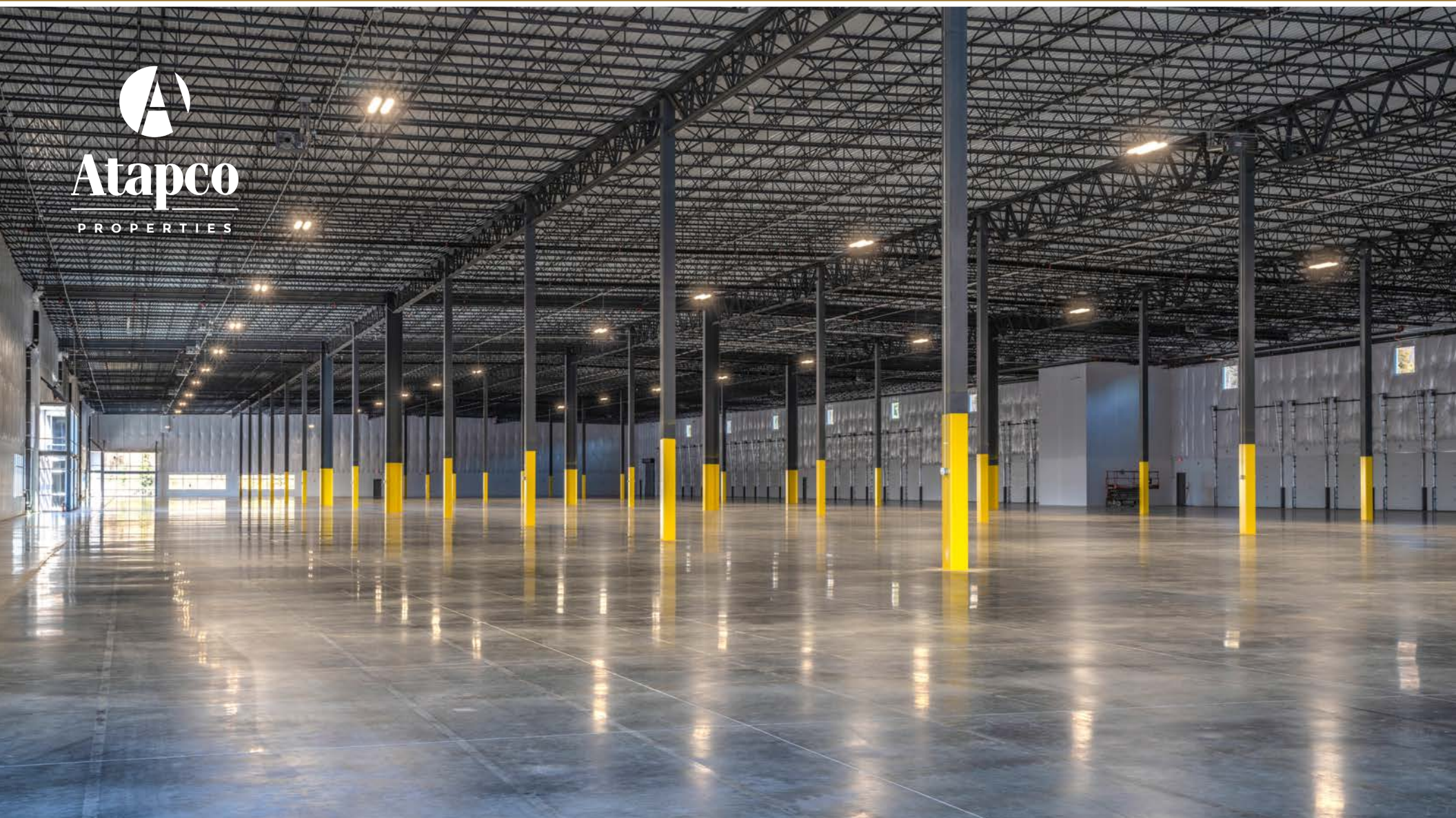


EAST COAST PROXIMITY





Atapco
PROPERTIES



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