



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



JLL METRO DC INDUSTRIAL

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# SITE PLAN



**180,000 SF  
AVAILABLE**



**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

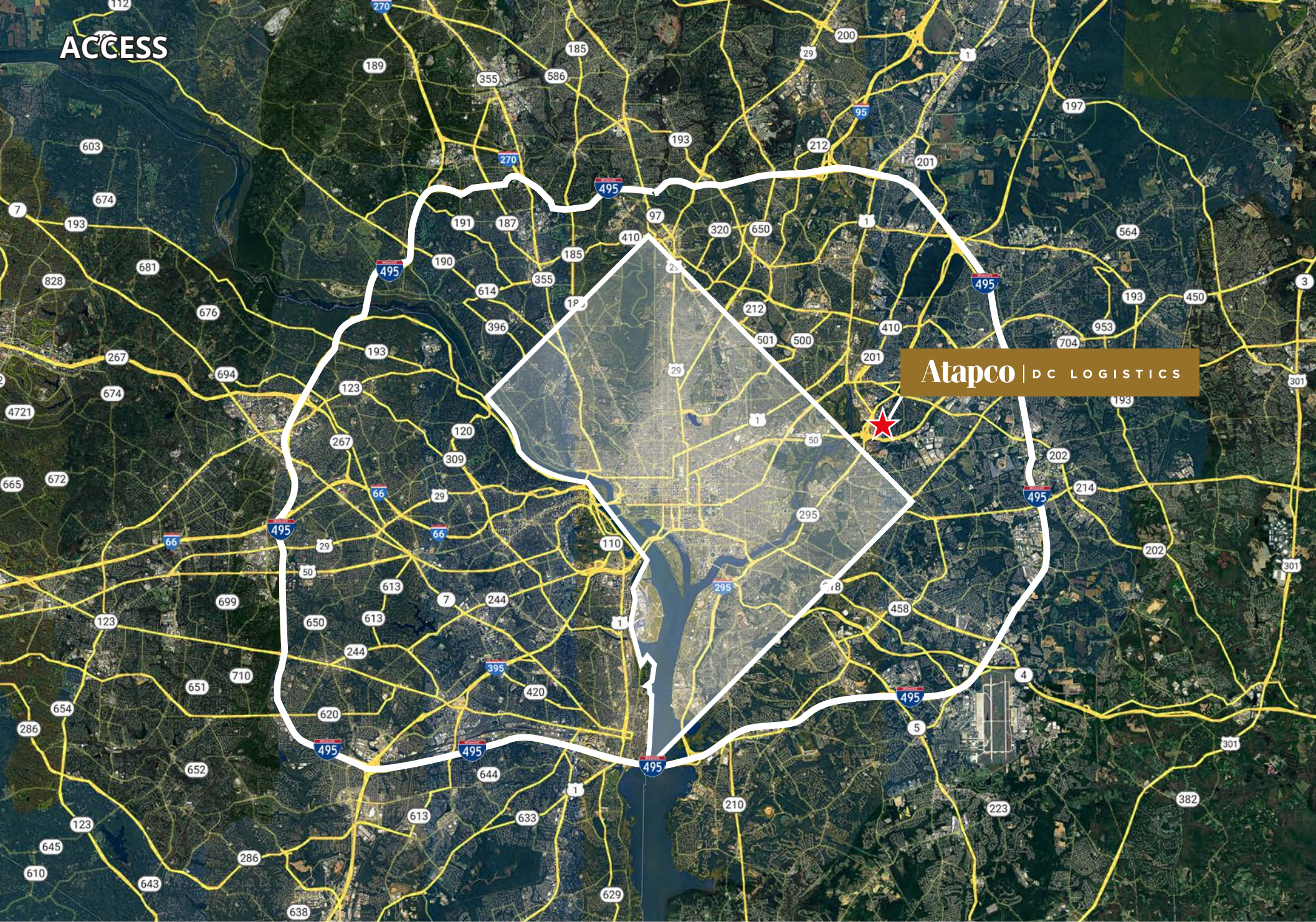
1.7 miles  
to  
District of  
Columbia



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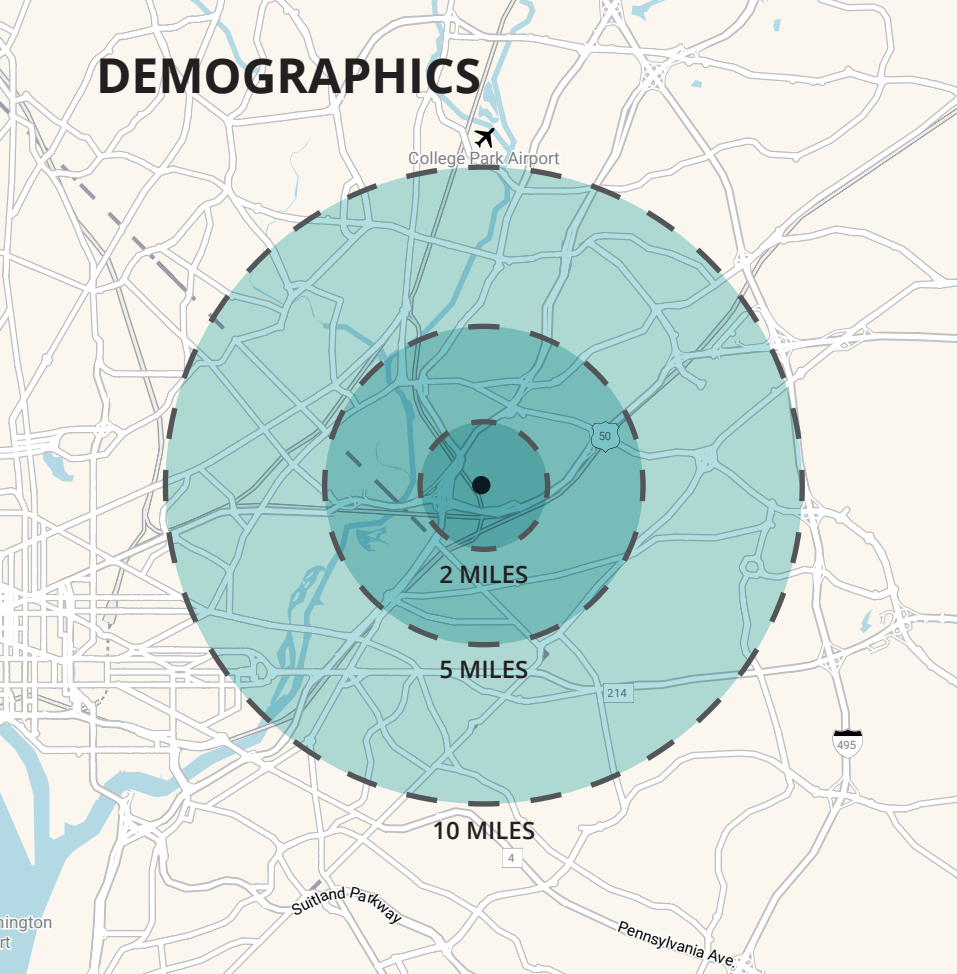
ACCESS



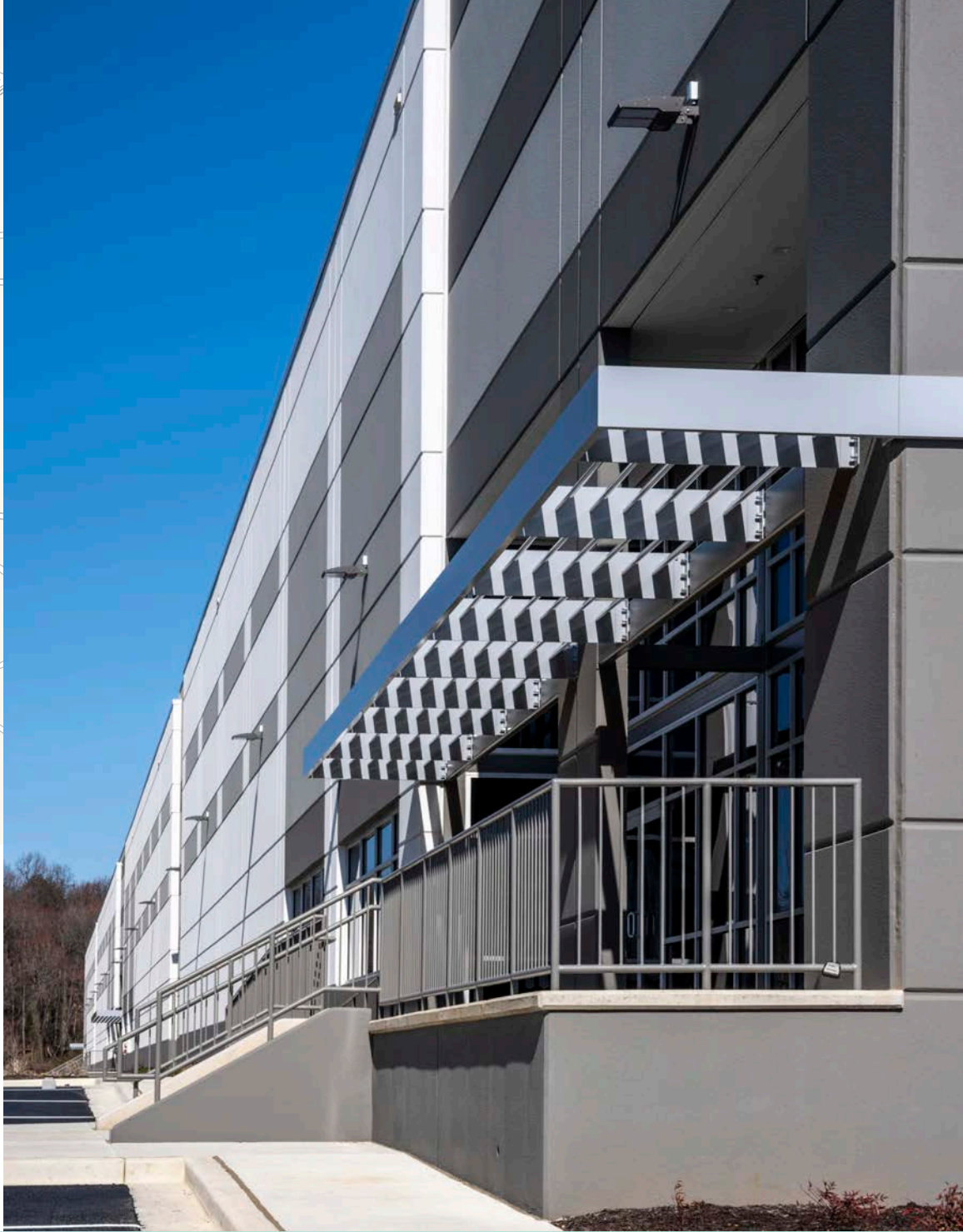
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# DEMOGRAPHICS



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

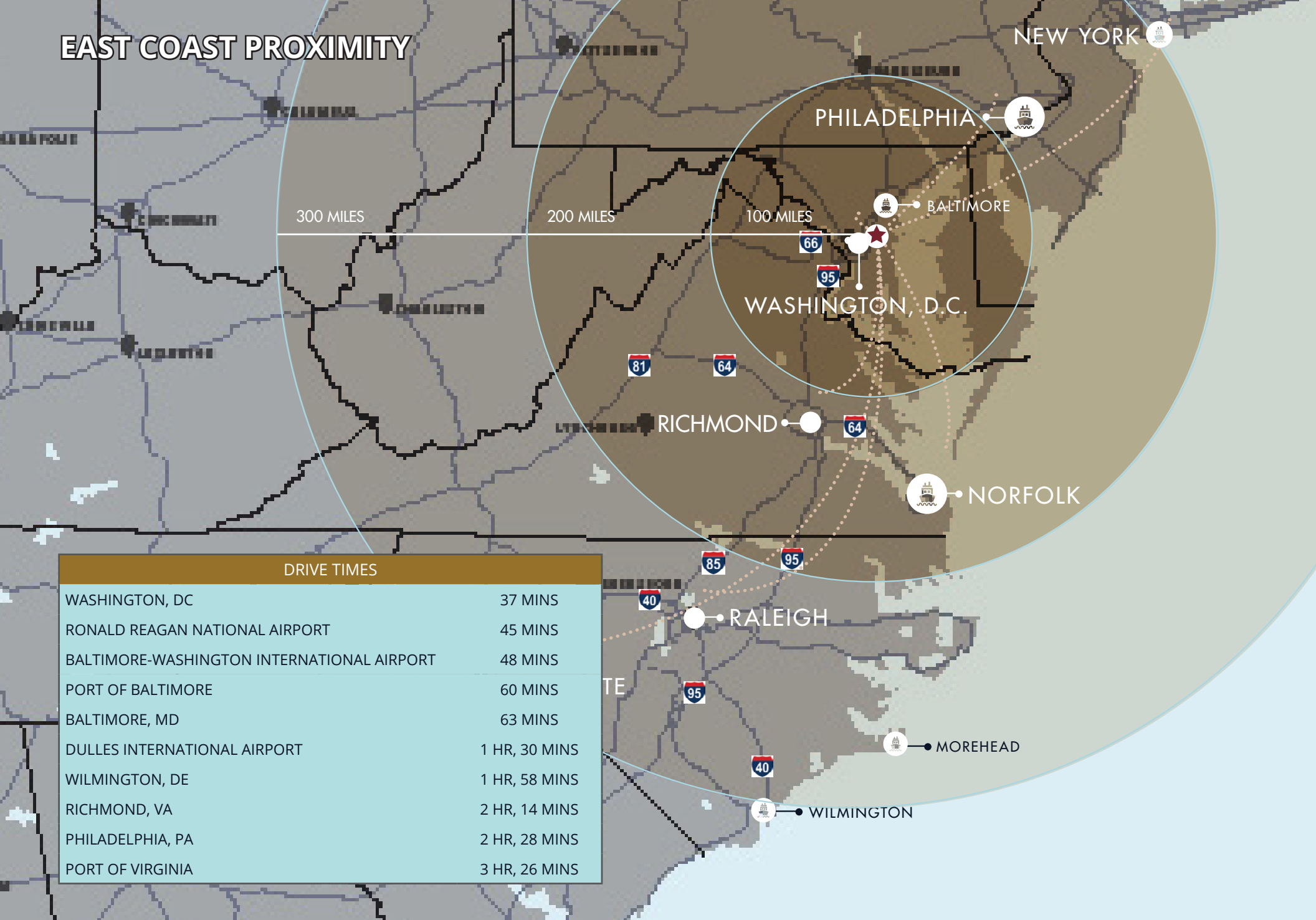




PROPERTY



## EAST COAST PROXIMITY



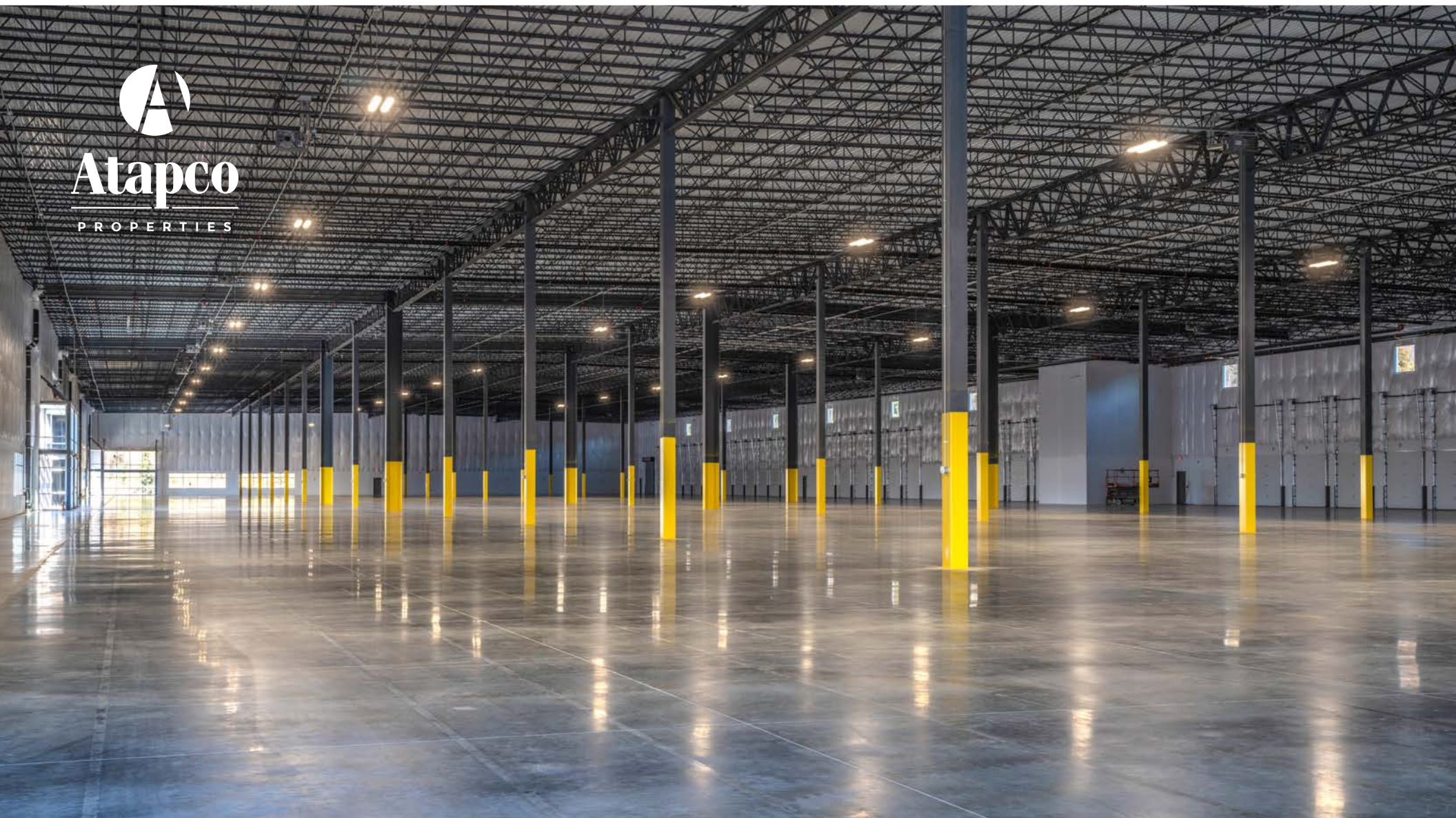
### DRIVE TIMES

WASHINGTON, DC	37 MINS
RONALD REAGAN NATIONAL AIRPORT	45 MINS
BALTIMORE-WASHINGTON INTERNATIONAL AIRPORT	48 MINS
PORT OF BALTIMORE	60 MINS
BALTIMORE, MD	63 MINS
DULLES INTERNATIONAL AIRPORT	1 HR, 30 MINS
WILMINGTON, DE	1 HR, 58 MINS
RICHMOND, VA	2 HR, 14 MINS
PHILADELPHIA, PA	2 HR, 28 MINS
PORT OF VIRGINIA	3 HR, 26 MINS





**Atapco**  
PROPERTIES



For more leasing information, please contact:

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