



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



JLL 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



**45 docks
1 drive-in**



130' truck court depth



ESFR sprinkler system



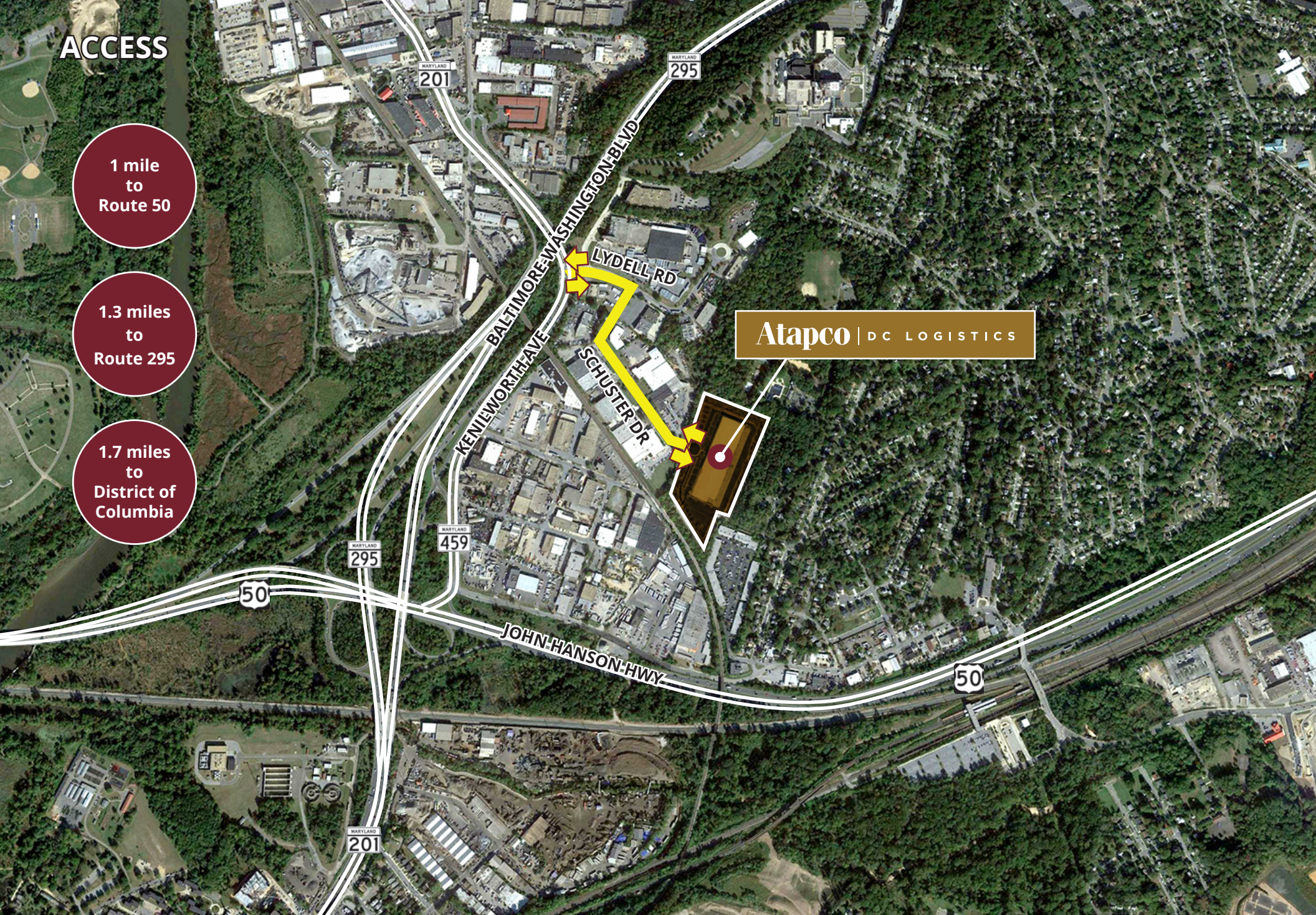
155 total car parking spaces

ACCESS

1 mile
to
Route 50

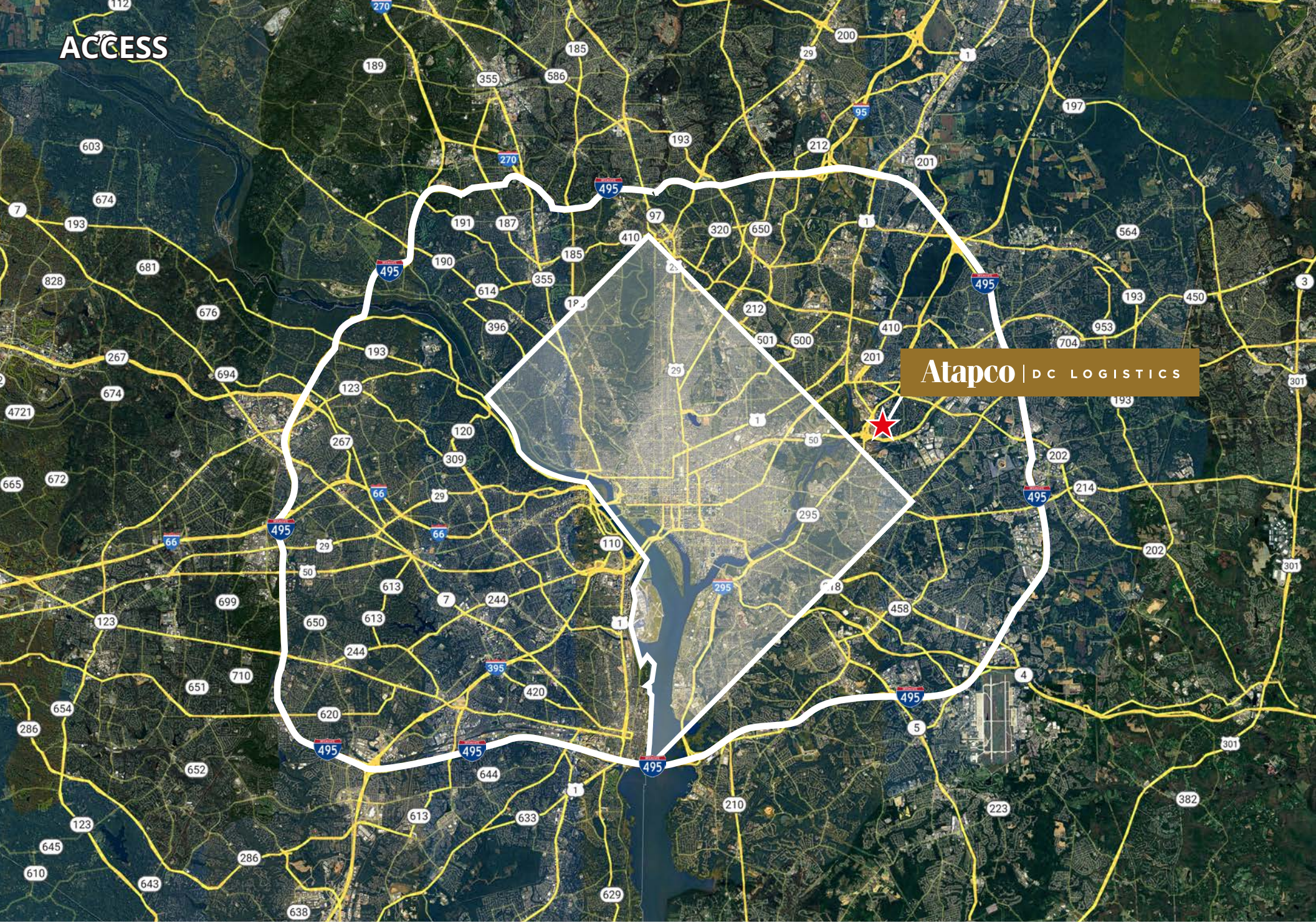
1.3 miles
to
Route 295

1.7 miles
to
District of
Columbia



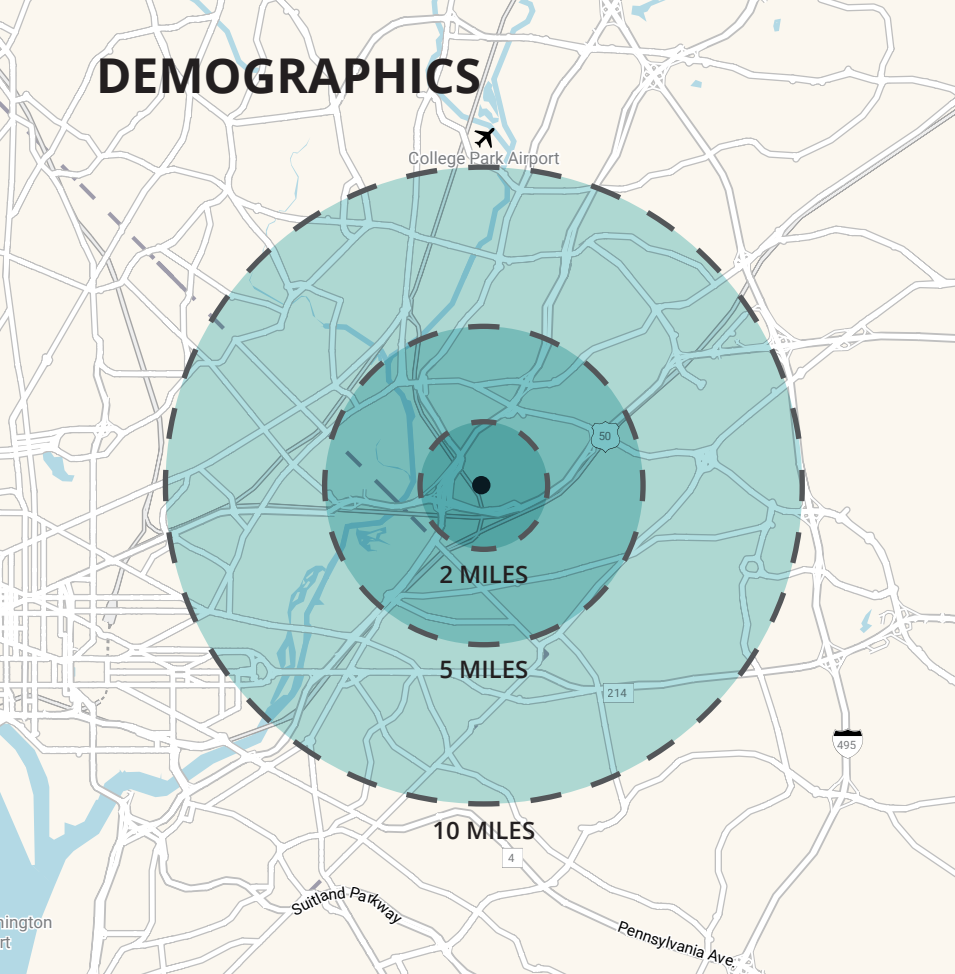
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ACCESS

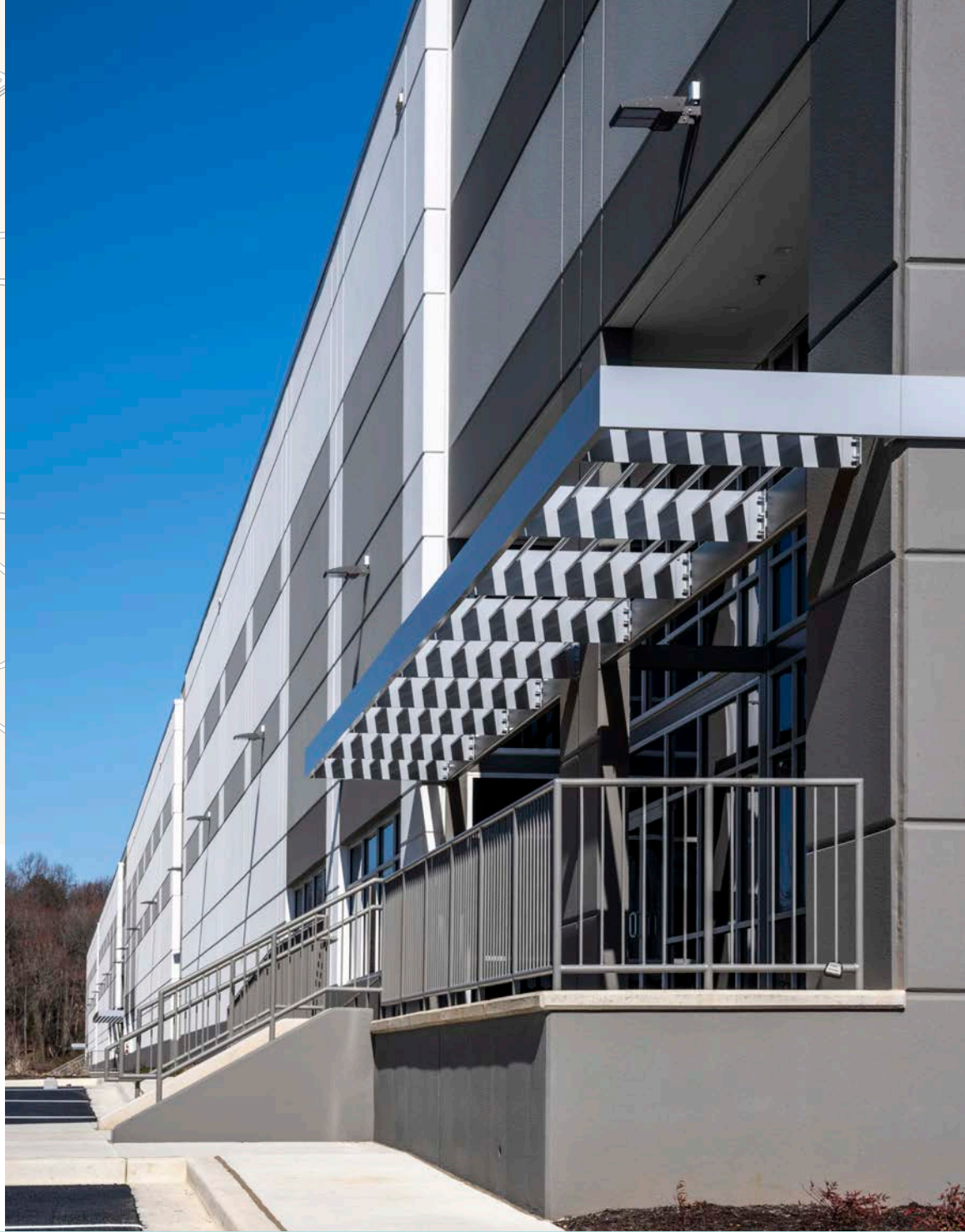


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DEMOGRAPHICS



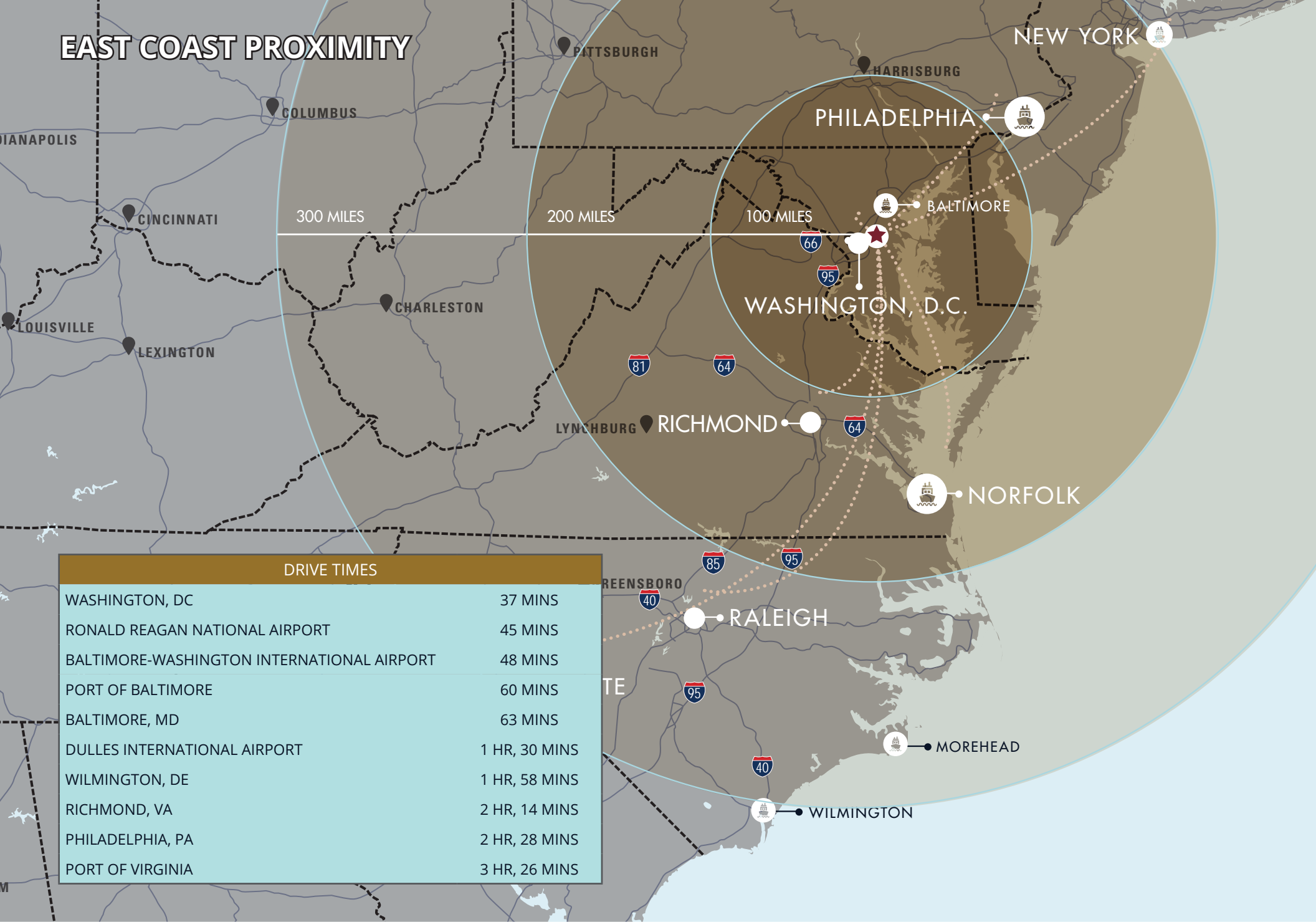
Statistic	2 miles	5 miles	10 miles
2024 Average HH Income	\$94,542	\$123,607	\$149,242
2024 Median HH Income	\$65,350	\$84,569	\$103,229
2024 Population	69,097	548,938	1,732,294
2029 Population Projection	69,770	558,207	1,772,768
2024 Households	24,495	212,629	716,832
2029 Household Projection	25,013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



PROPERTY



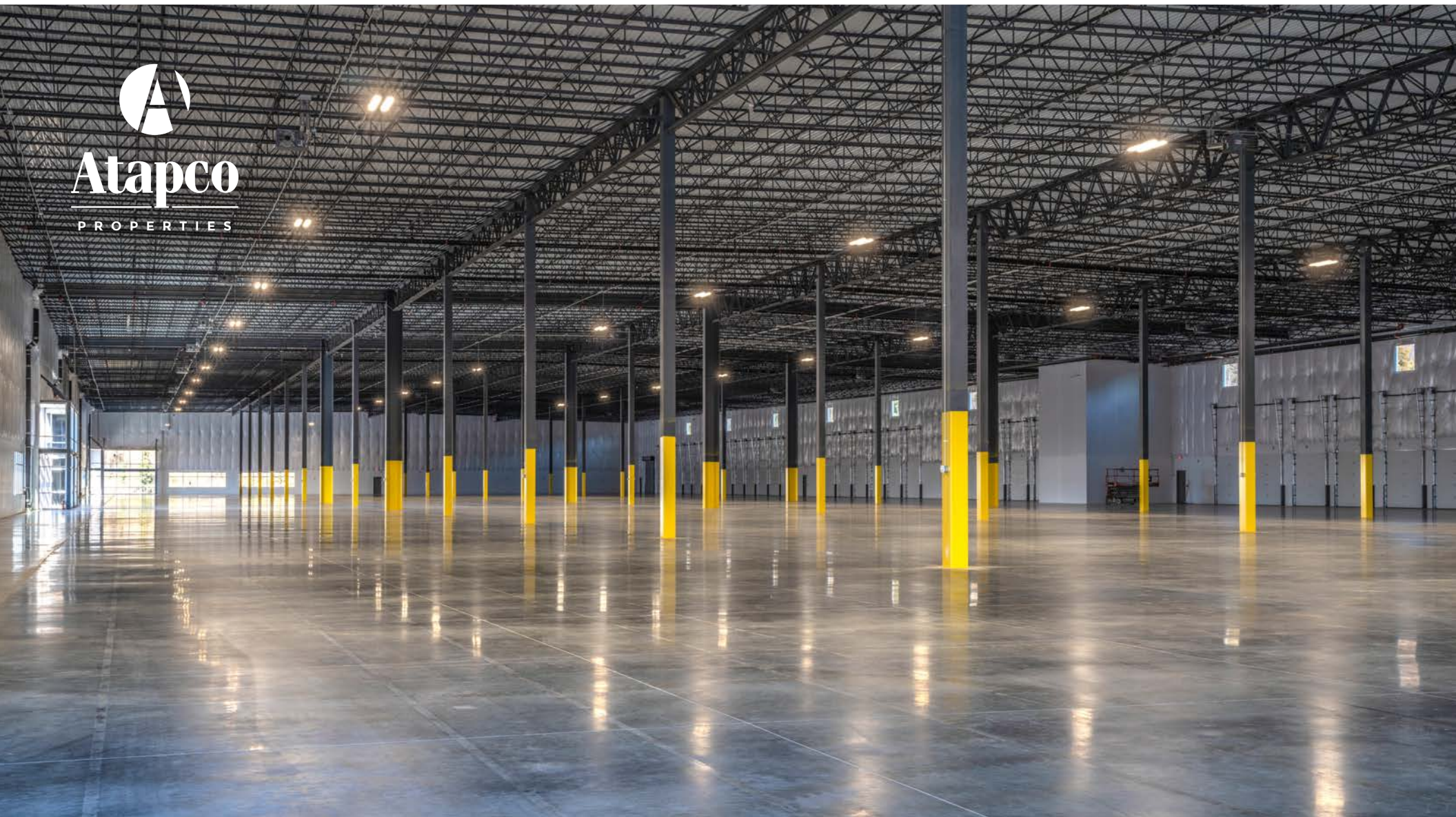
EAST COAST PROXIMITY



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



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PROPERTIES



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