

Steeplechase 95 International Business Park

Washington Beltway (I-495 / I-95) @ Ritchie Marlboro Road
9620 Alaking Ct, Capital Heights, MD
Building A-4

Project Under Construction



CLASS 'A' NEW CONSTRUCTION WITH DIRECT VISIBILITY ON I-95/495

BUILDING TYPE:	CLASS 'A' FRONT PARK— REAR LOAD	LOADING:	19 DOCK-HIGH DOORS UP TO 30 AVAILABLE
BUILDING SIZE:	92,669 SQUARE FEET	COLUMN SPACING:	40' X 40'
AVAILABLE:	6,440 TO 92,669	CONSTRUCTION:	CONCRETE TILT
BUILDING DIMENSIONS:	161' X 571'	SPRINKLER:	ESFR
CLEAR HEIGHT:	24'	POWER:	2500 AMP 277/480V 3 PHASE 4 WIRE
PARKING:	1.25/1000SF	TAX BENEFITS:	ENTERPRISE & FOREIGN TRADE ZONE TAX BENEFITS

Contact Information:

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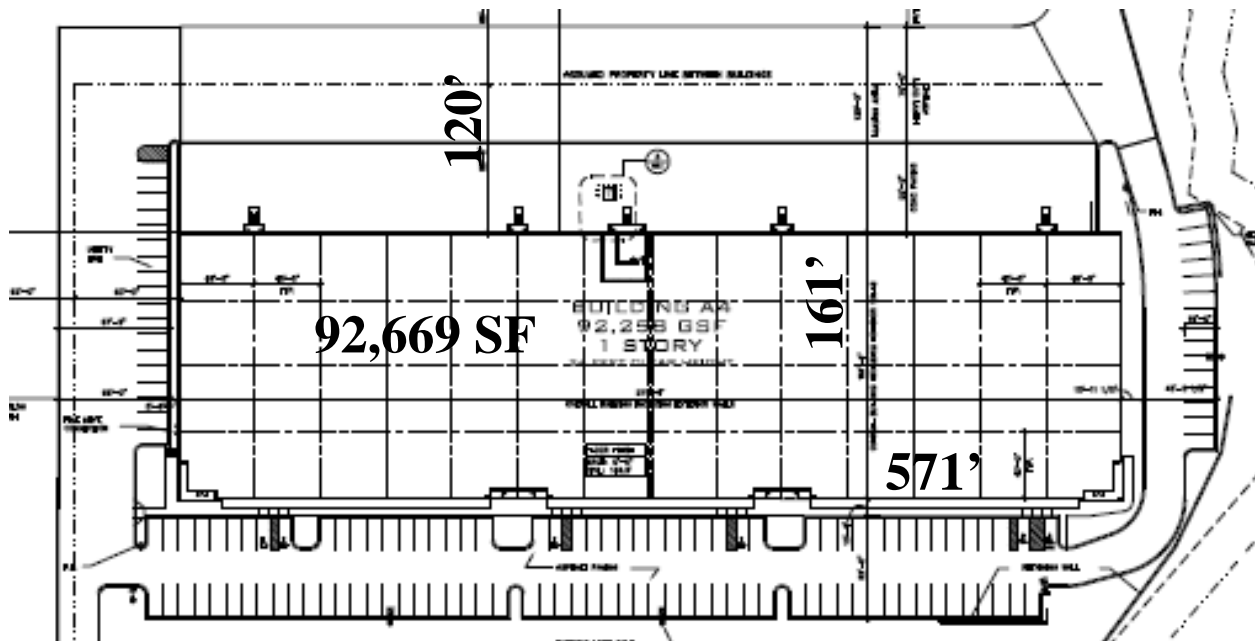
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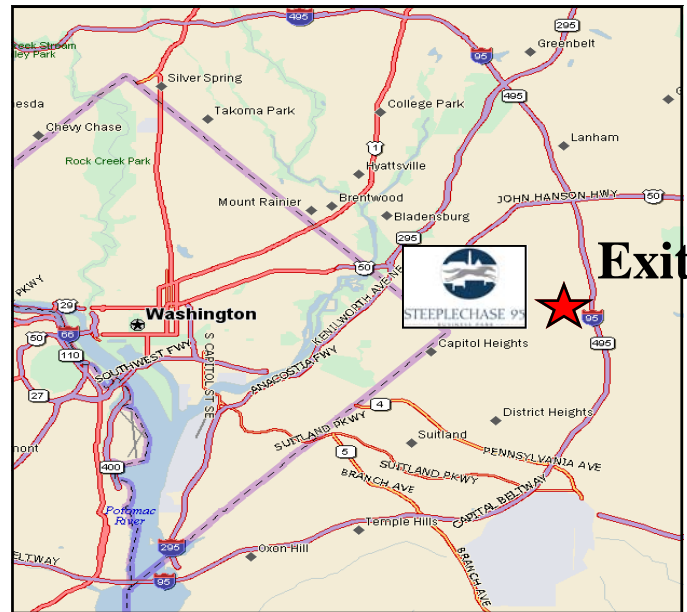
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Distance To:

- Washington, DC– 5 miles
- Andrews Air Force Base– 5 miles
- Northern Virginia– 15 miles
- Baltimore– 32 miles
- BWI Airport- 28 miles
- Reagan National Airport- 10 miles



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