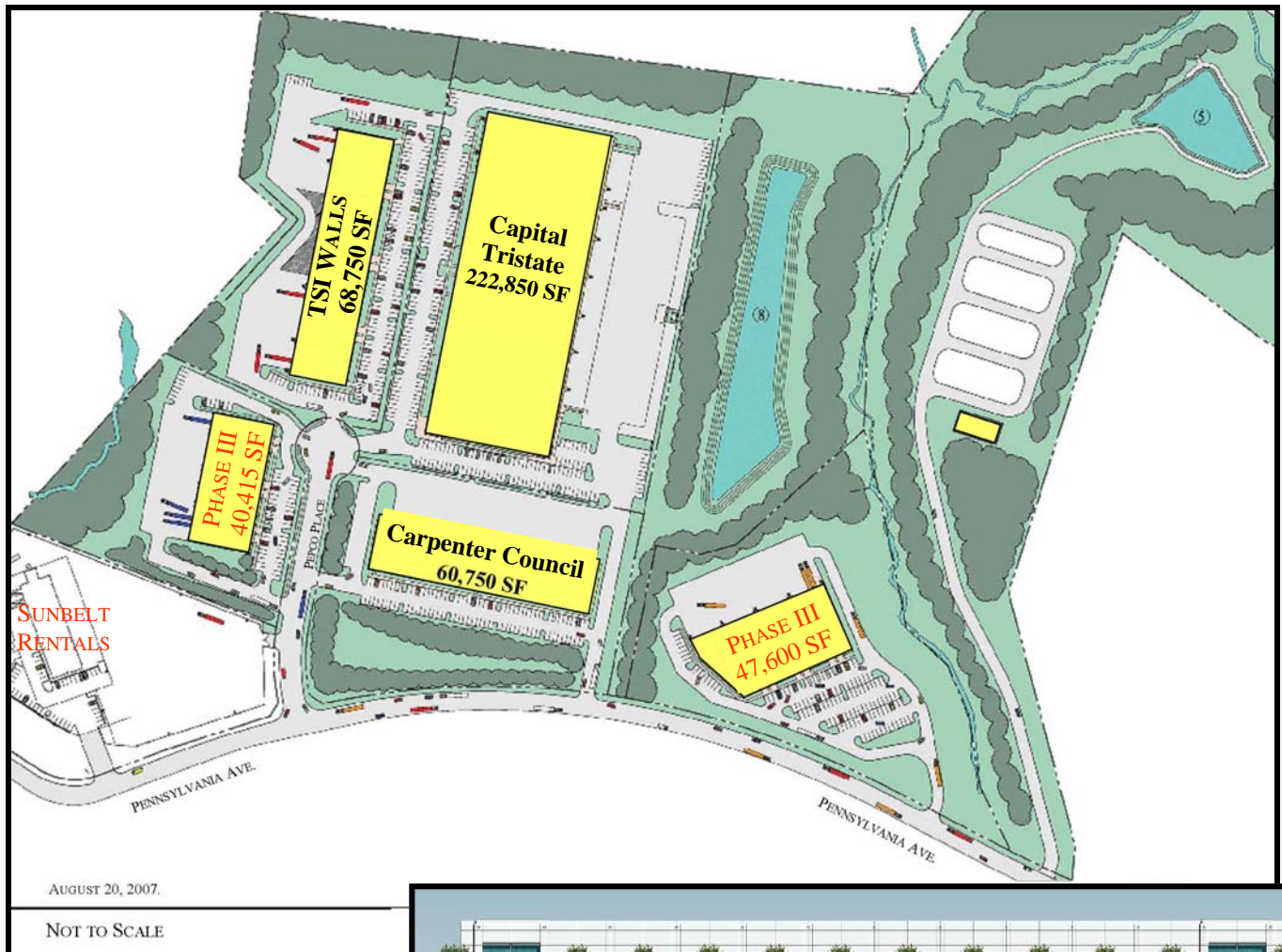


EASTGATE BUSINESS PARK

495 & PENNSYLVANIA AVE
UPPER MARLBORO, MD

Permits in Hand
Build to Suit For Sale



PROPERTY FEATURES:

- Up to 120' truck court
- Ceiling 24' clear
- Interior office / showroom built-to-suit
- Dock and drive-in loading available
- 40 x 40 columns
- ESFR sprinkler systems

CONTACT INFORMATION:

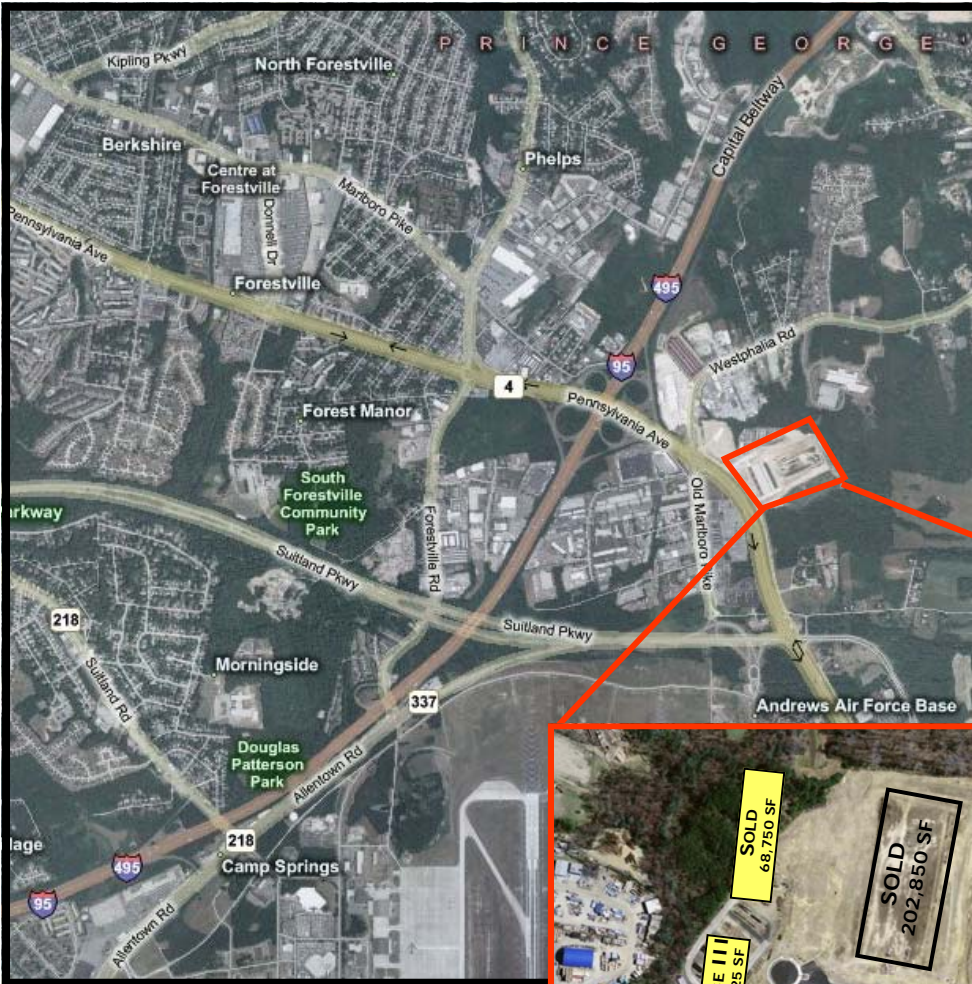


Jim Lighthizer
443-883-8171
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EASTGATE BUSINESS PARK 495 & PENNSYLVANIA AVE UPPER MARLBORO, MD

Permits in Hand Build to Suit For Sale



LOCATION HIGHLIGHTS:

- Adjacent to Interstate 495 & 95 offering immediate access
- Highly visible from Pennsylvania Avenue
- 1/2 mile to the Beltway



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DISTANCE FROM PROPERTY:

- 10 minutes to Washington, DC
- 10 minutes to Northern Virginia
- 30 minutes to BWI Airport
- 20 minutes to Reagan Airport

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