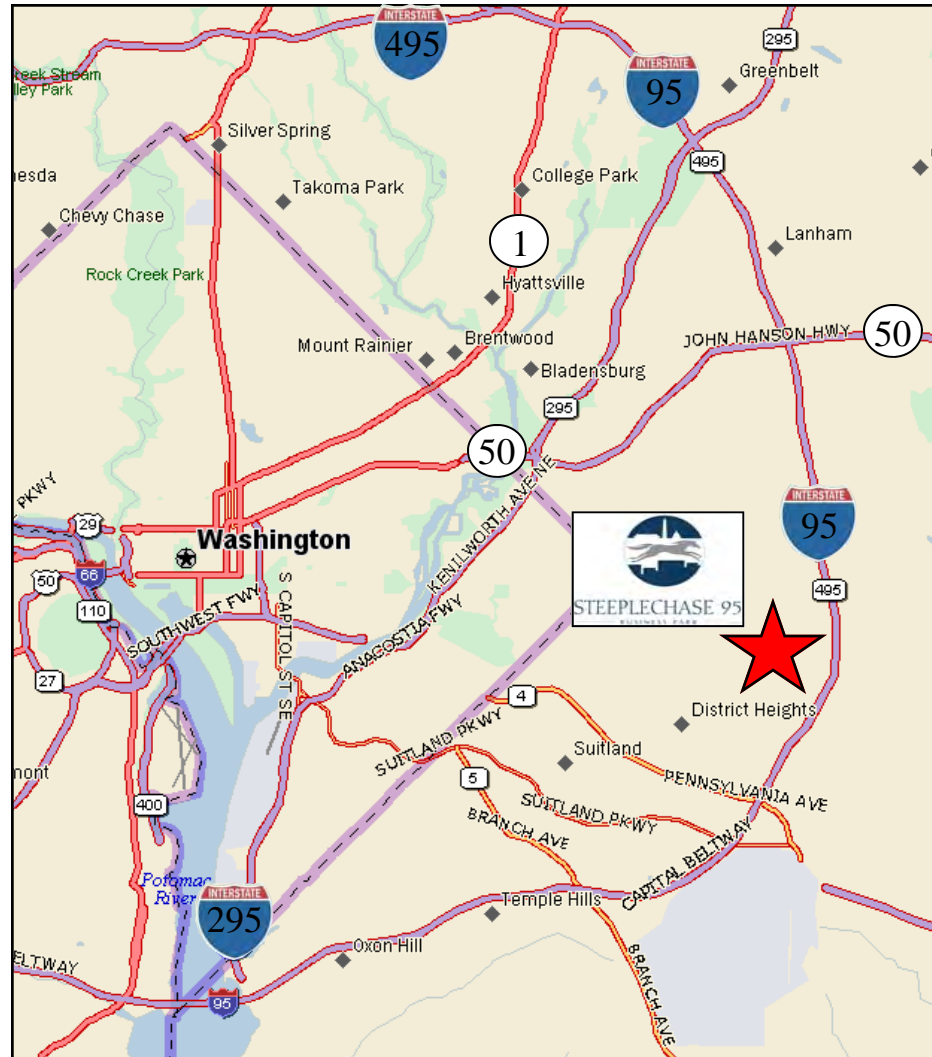


Steeplechase 95 International Business Park

Washington Beltway (I-495 / I-95) @ Ritchie Marlboro Road
Hampton Park Boulevard, Capital Heights, MD

Steeplechase 95 International Business Park

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- 110 Acre Development
- Approximately 900,000 SF +/- of Class 'A' Office/Warehouse
- Foreign Trade Zone & Enterprise Zone
 - Inventory Tax Exemptions
 - Import / Export Duty Savings
 - Up to \$10,000 per Employee
 - Up to 80% Property Tax Credit
- 32,000 SF +/- Available Immediately
- 507,000 SF +/- Future Development
- Approximately 260,000 SF Already Leased
- Direct Access to Washington Beltway
- Zoned I-1

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Hampton Park Boulevard, Capital Heights, MD

AVAILABLE

410.787.8799



Property Details:

- | | | |
|--|--|--|
| <p>A-1 44,944 SF (Proposed)
2 Story Office</p> <p>A-2 52,828 SF (Proposed)
1 Story Flex / Office</p> <p>A-3 80,822 SF (Proposed)
28' Clear Office/Warehouse
Dock and Drive-In Loading,
ESFR</p> | <p>A-4 93,788 SF (Under Construction)
28' Clear Office/Warehouse
Dock and Drive-In Loading,
ESFR</p> <p>A-5 72,815 SF (Proposed)
28' Clear Office/Warehouse
Dock and Drive-In Loading,
ESFR</p> <p>A-6 24,428 SF (Proposed)
1 Story Flex Office</p> | <p>C 132,381 SF (Available)
28' Clear, Office/Warehouse
Dock and Drive-In Loading, ESFR</p> <p>D Up To 43,808 SF (Potential)
Excellent Opportunity for Build-
to-Suit</p> <p>F-1 48,557 SF (Under Construction)
24' Clear, Office/Warehouse
Dock and Drive-In Loading, ESFR</p> |
|--|--|--|



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
- Philadelphia- 134 miles
- New York City- 225 miles

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