

**EASTGATE BUSINESS PARK**  
495 & PENNSYLVANIA AVE  
UPPER MARLBORO, MD

For Sale Or Lease  
Phase III



**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:**



410. 787. 8799  
Jim Lighthizer x 104  
Ed Brady x 102  
Jon Manekin x 114

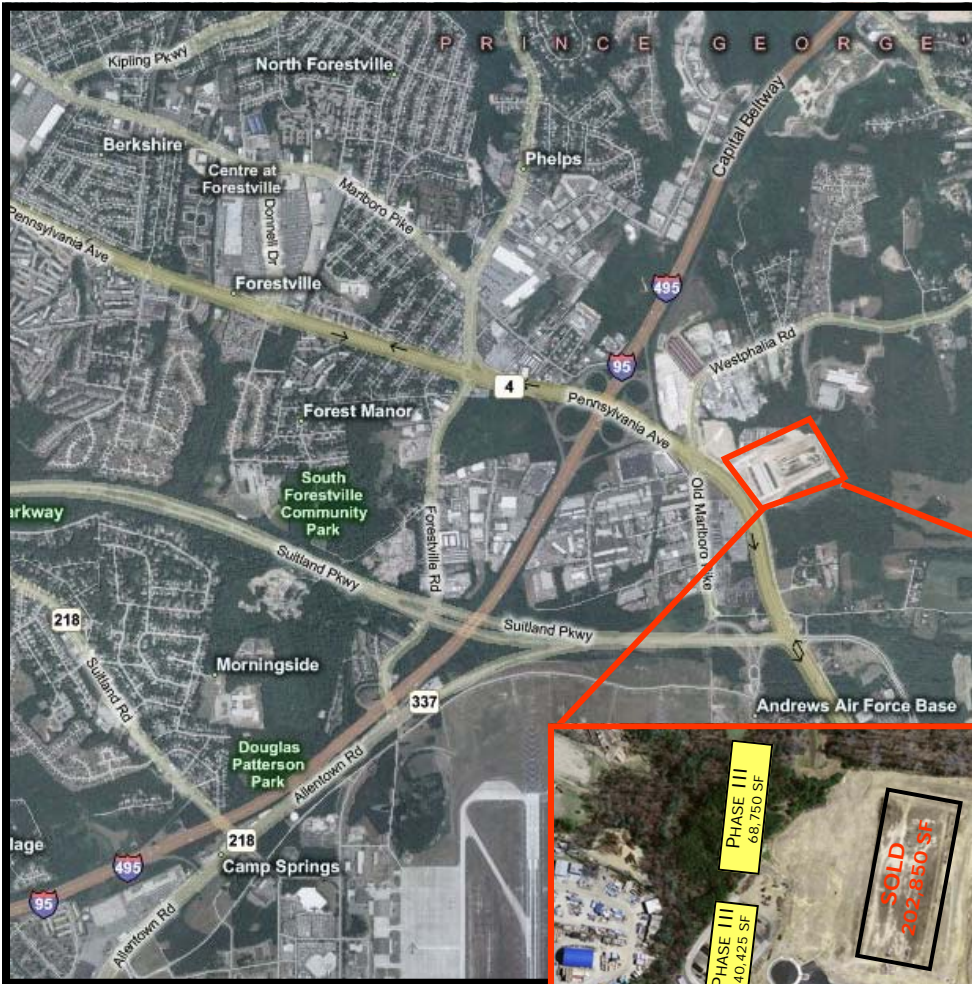


202. 783. 8200  
Ralph Haught  
Jay O'Donnell

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**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
- 15 minutes to Northern Virginia
- 30 minutes to BWI Airport
- 20 minutes to DCA Airport

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