



THE AEROSPACE BUILDING

10210 GREENBELT ROAD, GREENBELT, MD 20706



VALUE-ADD OPPORTUNITY WITH HIGH VISIBILITY AND FLEXIBLE ZONING

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INVESTMENT HIGHLIGHTS

The Offering

A RARE INVESTMENT IN GREENBELT'S FEDERAL INNOVATION CORRIDOR

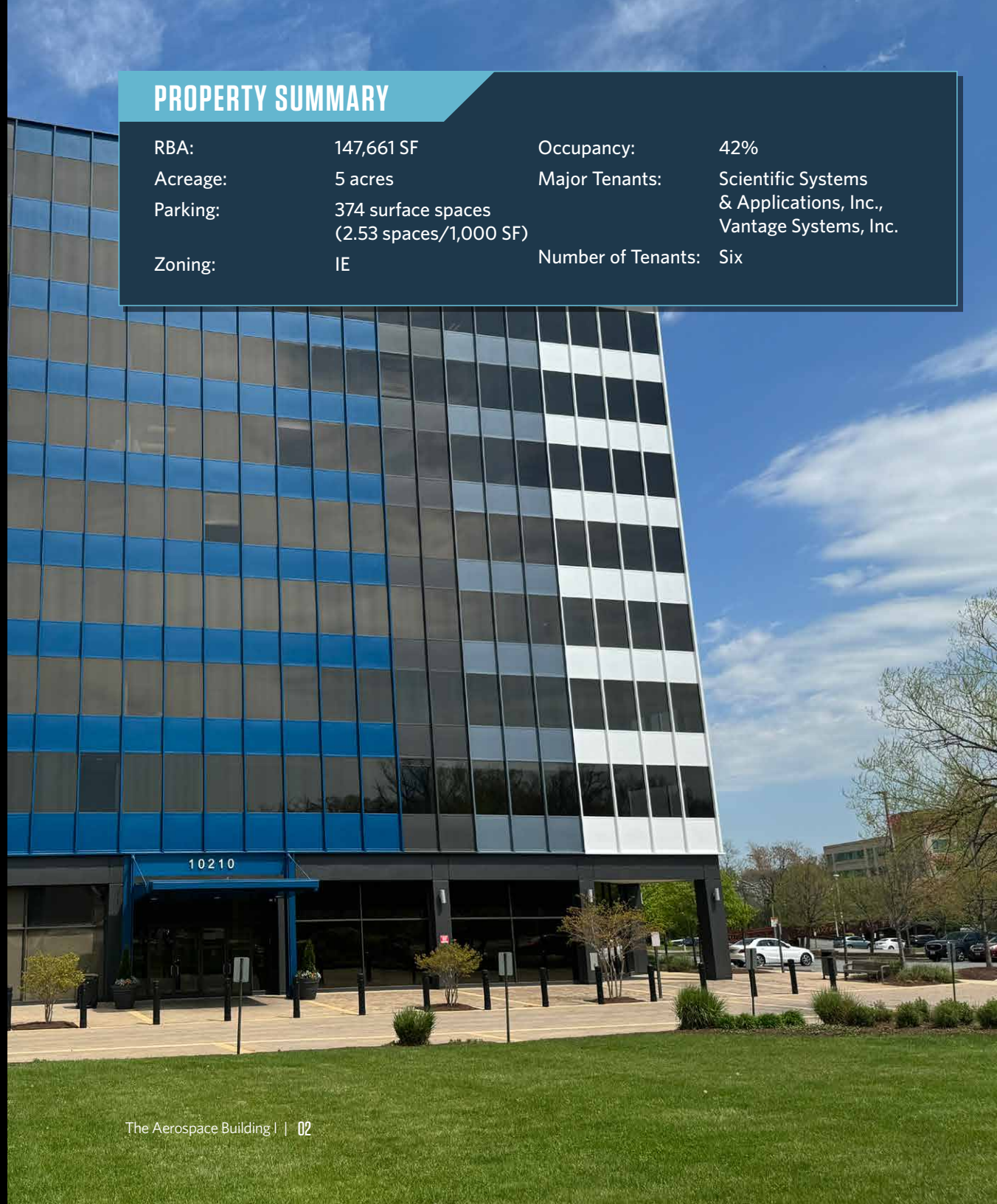
10210 Greenbelt Road is at the center of a high-growth federal submarket, benefiting from NASA expansion and the FBI HQ relocation. Demand from government contractors, tech firms, and research institutions is accelerating, making this a prime investment opportunity.

KEY INVESTMENT HIGHLIGHTS:

- **Strategic Location:** Adjacent to NASA Goddard, near the future FBI HQ
- **Value-Add Potential:** 80,242 SF available, strong lease-up opportunity
- **Federal Contractor Magnet:** High demand from aerospace, defense, and R&D tenants
- **Tightening Market & Back-to-Office Mandate:** The federal government's return-to-office mandate is expected to drive increased leasing demand, as many government contractors are likely to follow suit.
- **Seamless Connectivity:** Minutes to I-495, I-95, and two Metro stations

PROPERTY SUMMARY

RBA:	147,661 SF	Occupancy:	42%
Acreage:	5 acres	Major Tenants:	Scientific Systems & Applications, Inc., Vantage Systems, Inc.
Parking:	374 surface spaces (2.53 spaces/1,000 SF)	Number of Tenants:	Six
Zoning:	IE		



GROUND FLOOR RETAIL WITH EXCEPTION SIGNAGE

- Prime divisible ground floor retail with Greenbelt Road & Forbes Boulevard corner exposure
- Highly desirable end cap space with street signage
- Outside esplanade seating and suitable for walk-up/pick-up delivery service
- Retail storefronts offer direct entrances
- Drive-through potential
- Built-in consumer base from the businesses within the Aerospace Building



FORBES BOULEVARD

GREENBELT ROAD



26,562
[2023 ADT]

IE: Industrial, Employment Zone

The Industrial, Employment (IE) Zone is designed to support a mix of employment, research and development, and light industrial uses while maintaining compatibility with nearby residential areas. It aims to provide high-quality development with a focus on design and functionality, separate from high-traffic commercial zones and residential communities.

Key Purposes of the IE Zone

- To support a mix of employment, research, and light industrial development with high-quality design.
- To allocate land for light industrial uses while restricting more intensive industrial activities.
- To allow for limited residential development.
- To ensure compatibility between industrial and nearby residential uses.

Selected Permitted Uses by Right in the IE Zone



Agricultural & Animal Services

- Cannabis grower
- Nursery and garden center
- Animal shelter or kennel
- Pet grooming establishment
- Veterinary hospital or clinic



Residential & Care Facilities

- Multifamily dwellings
- Adult day care centers
- Nursing or care homes



Community & Institutional

- Places of worship
- Vocational trade schools
- Medical or dental offices
- Funeral parlors or undertaking establishments



Office & Commercial Uses

- General business and professional offices
- Office parks
- Massage establishments



Food, Beverage, & Hospitality

- Shared commercial kitchens
- Restaurants (including quick-service with drive-through)
- Catering establishments and food processing for off-site consumption
- Food and market halls



Retail & Consumer Services

- Cannabis dispensaries
- Convenience stores
- Banks and financial institutions
- Consumer goods establishments



Vehicle & Transportation

- Parking of commercial vehicles
- Commercial and personal vehicle repair and maintenance
- Commercial vehicle sales and rentals
- Taxi or limousine service facilities
- Vehicle parts or tire stores
- Vehicle towing and wrecker services



Industrial & Manufacturing

- Research and development facilities
- Light manufacturing, assembly, or fabrication
- Printing facilities
- Small engine repair shops
- Alcohol production facilities (small- and large-scale)
- Cannabis processing



Storage & Distribution

- Cold storage plants or distribution warehouses
- Consolidated storage
- Motor freight facilities
- Outdoor storage (as a principal use)
- Storage warehouses
- Warehouse showrooms



Recreational & Entertainment Facilities

- Indoor or outdoor recreation facilities
- Performance arts centers
- Indoor rifle, pistol, or skeet shooting ranges



Recycling & Wholesale

- Recycling collection centers
- Food or beverage distribution at wholesale
- All other wholesale uses

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