

ELION
LOGISTICS PARK DC

HEAVY INDUSTRIAL ZONED LAND
INFRASTRUCTURE AND PARTIAL ENTITLEMENTS COMPLETE
LOCATED 25 MINUTES FROM WASHINGTON, DC



ELION
LOGISTICS PARK DC

5 TO 150 ACRES AVAILABLE

14900 ELION WAY, BRANDYWINE, MARYLAND

 | ELION

JLL METRO DC INDUSTRIAL

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SITE BLOCKING PLAN

SITE CONDITIONS

- GRADED
- UTILITIES STUBBED
- ROADS COMPLETE
- SUBDIVISIONS COMPLETE
- REGIONAL STORMWATER INSTALLED



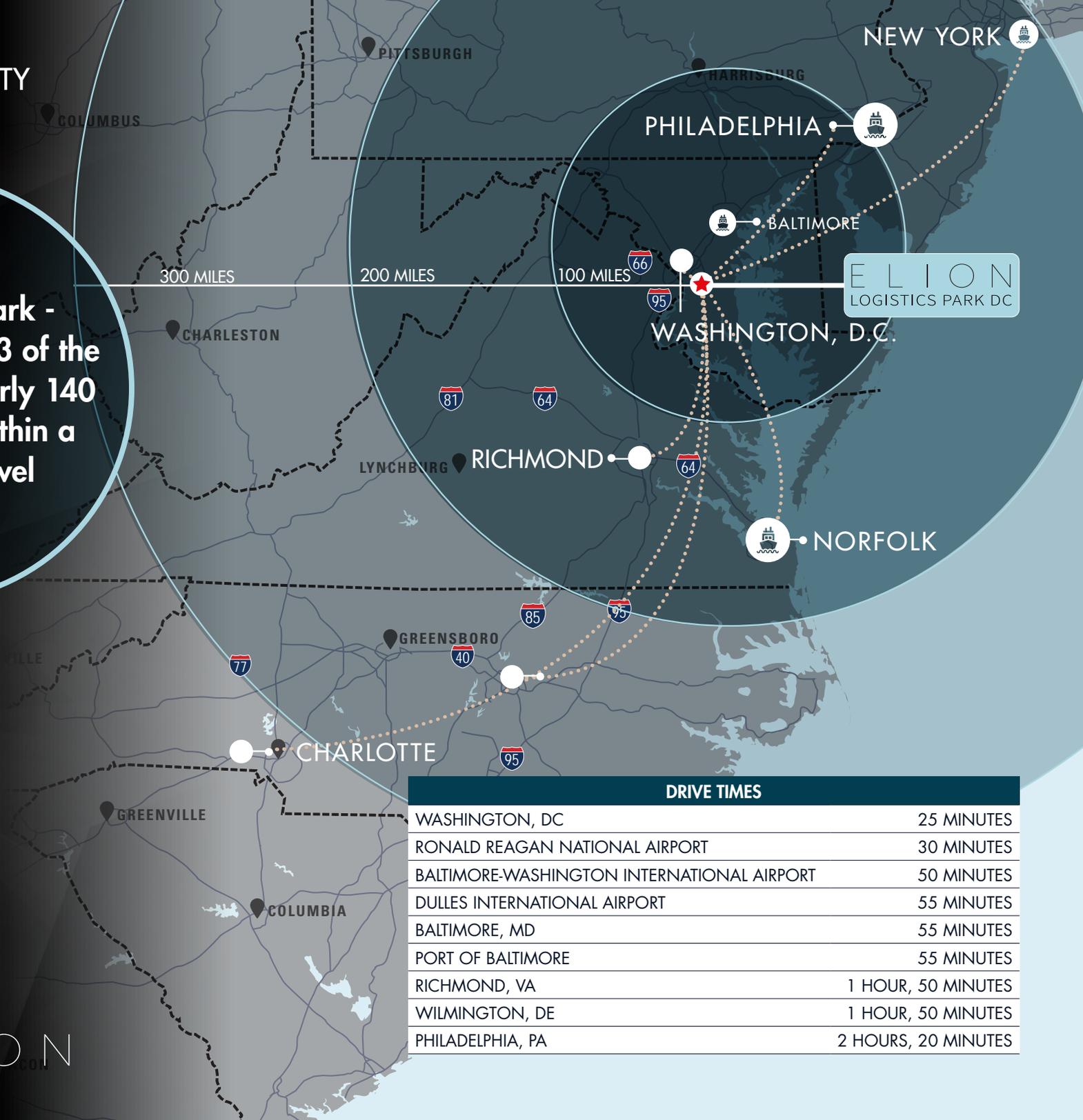
	SITE 1	SITE 2	SITE 3	SITE 4	SITE 2-4	SITE 5	SITE 6	SITE 7
ACREAGE	12.26 AC	5.71 AC	9.40 AC	8.94 AC	23.05 AC CONTIGUOUS	21.14 AC	18.62 AC	50 AC
POTENTIAL BUILDING	122,000 SF	82,800 SF	187,000 SF	187,000 SF	450,000 SF	360,000 SF	360,000 SF	1,000,000 SF

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EAST COAST PROXIMITY

**Elion Logistics Park -
Allows access to 1/3 of the
US population (nearly 140
million people) within a
day's truck travel**



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DRIVE TIMES	
WASHINGTON, DC	25 MINUTES
RONALD REAGAN NATIONAL AIRPORT	30 MINUTES
BALTIMORE-WASHINGTON INTERNATIONAL AIRPORT	50 MINUTES
DULLES INTERNATIONAL AIRPORT	55 MINUTES
BALTIMORE, MD	55 MINUTES
PORT OF BALTIMORE	55 MINUTES
RICHMOND, VA	1 HOUR, 50 MINUTES
WILMINGTON, DE	1 HOUR, 50 MINUTES
PHILADELPHIA, PA	2 HOURS, 20 MINUTES

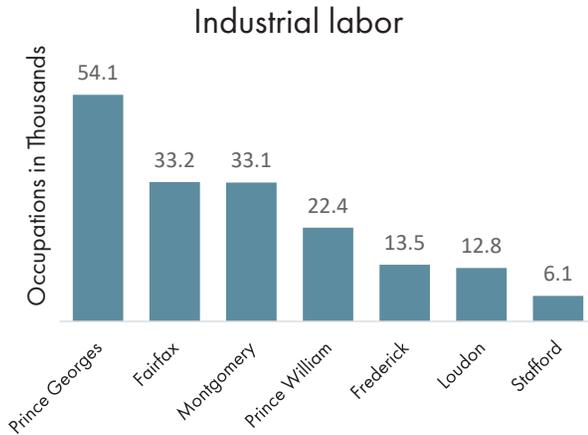
INFRASTRUCTURE

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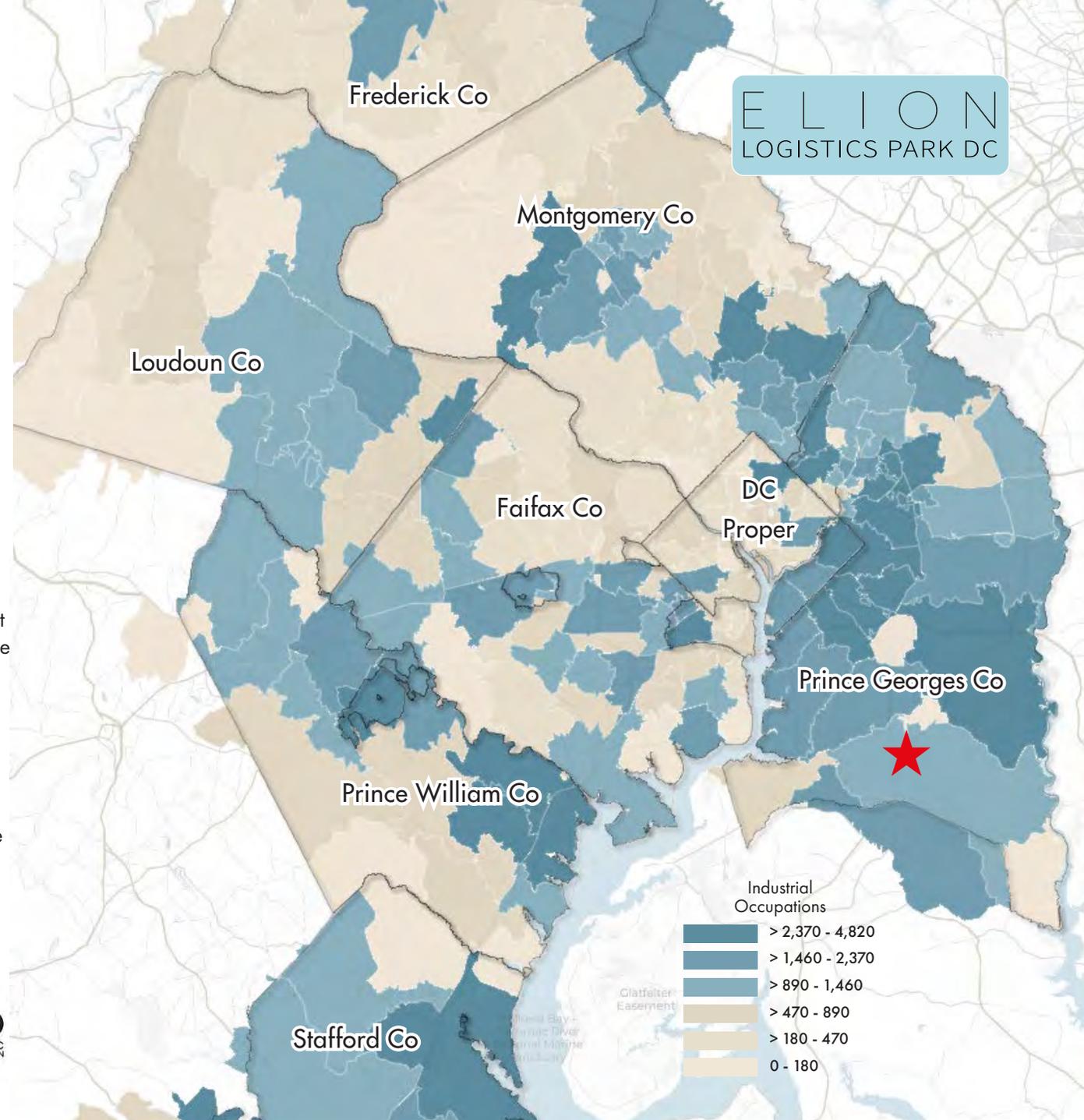
LABOR AND INCENTIVES

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Elion Logistics Park is strategically situated within the Washington DC Metropolitan Statistical Area (MSA), offering occupiers a competitive edge. With the highest concentration of industrial occupations in the region, the park provides businesses with unparalleled access to a skilled and abundant labor force while still maintaining proximity to population centers within the metro.

Elion Logistics Park offers the additional benefit of lower-cost housing options for employees. This is a significant advantage for businesses looking to provide their workforce with affordable accommodation options, ultimately improving their work-life balance and potentially reducing labor costs.



E L I O N
LOGISTICS PARK DC



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