

# NATIONAL CAPITAL BUSINESS PARK

The Capital Region's Premier Industrial Park

- Last-Mile Logistics ➤ Bulk Distribution
- Manufacturing ➤ Contractors



2.7+ Million SF Class A Industrial Logistics Park

Centrally located in the Washington /Baltimore CMSA (pop. 10M)

Minutes from the Capital Beltway (I-495)

MANEKIN®

TURNBRIDGE  
EQUITIES

JLL

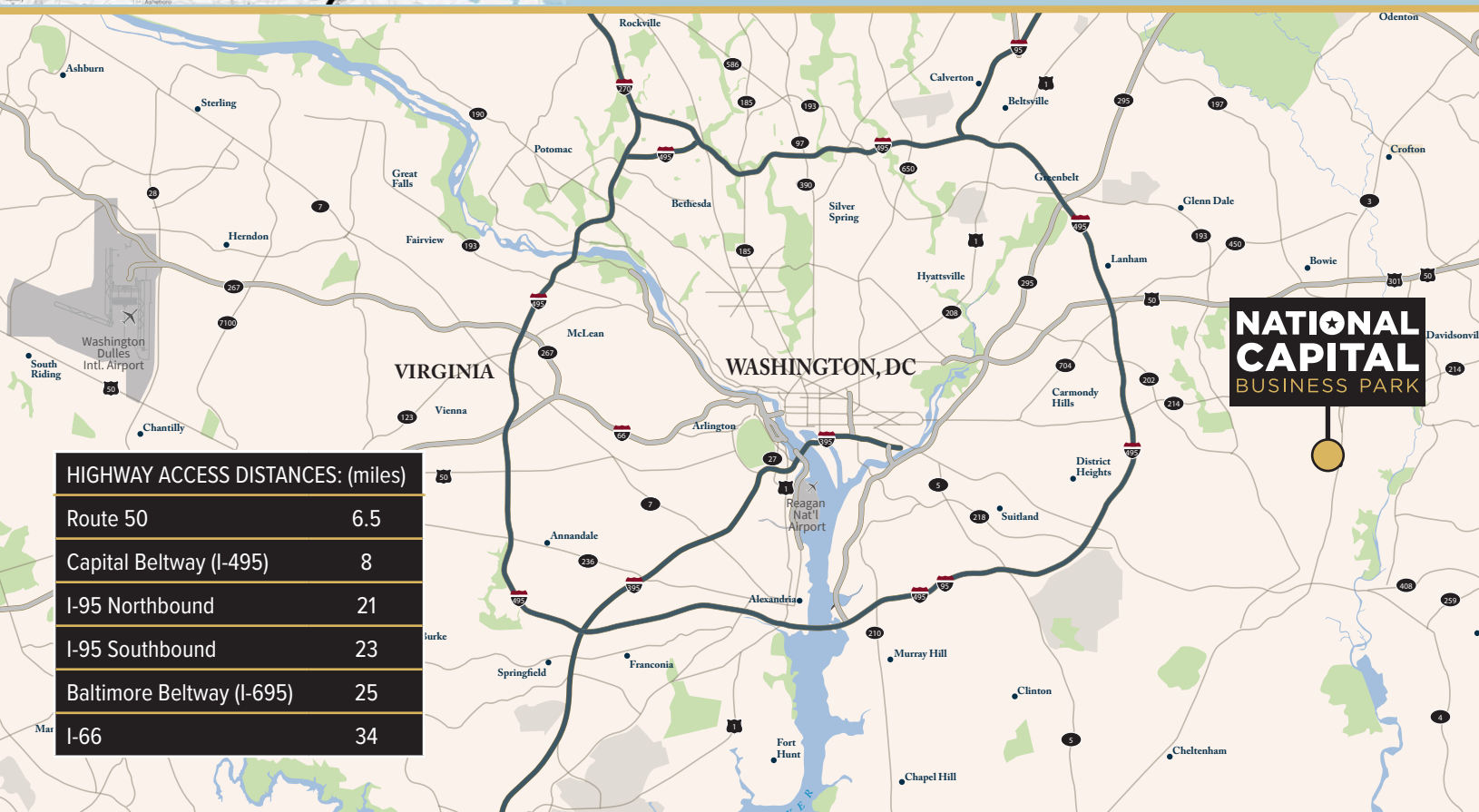
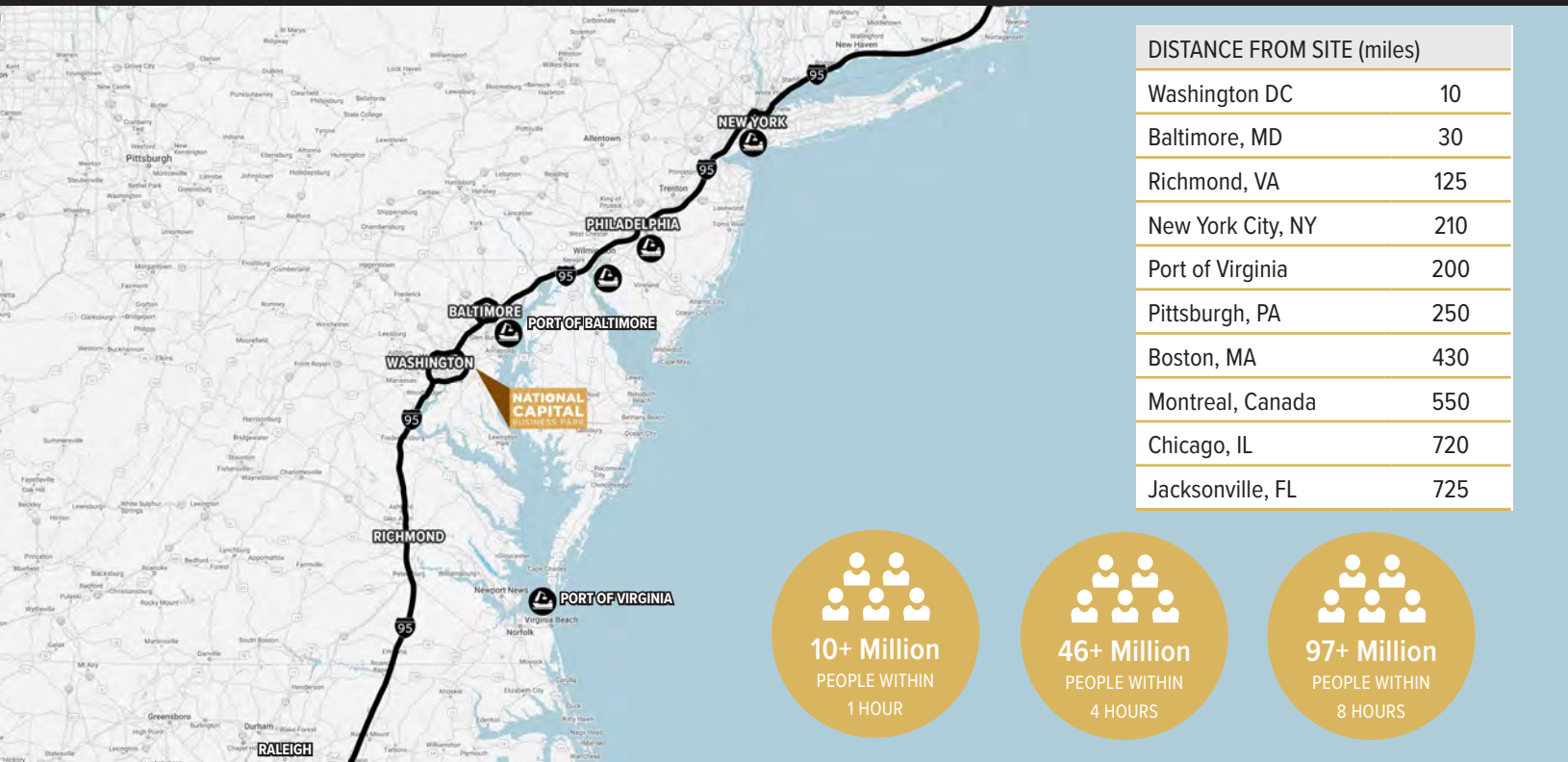


# Ideally Located to Serve the Entire US East Coast

National Capital Business Park is ideally located to serve the entire eastern seaboard of the United States, from Maine to Florida. Located within four hours of ports handling 25% of the total US logistics volume.

## Convenient to the I-95 Distribution Corridor

NCBP is conveniently located to the I-95 corridor. To the north, I-95 connects the site to the Ports of Baltimore, Philadelphia, New York and New England. To the south, the site is connected to Richmond and the southeast US.

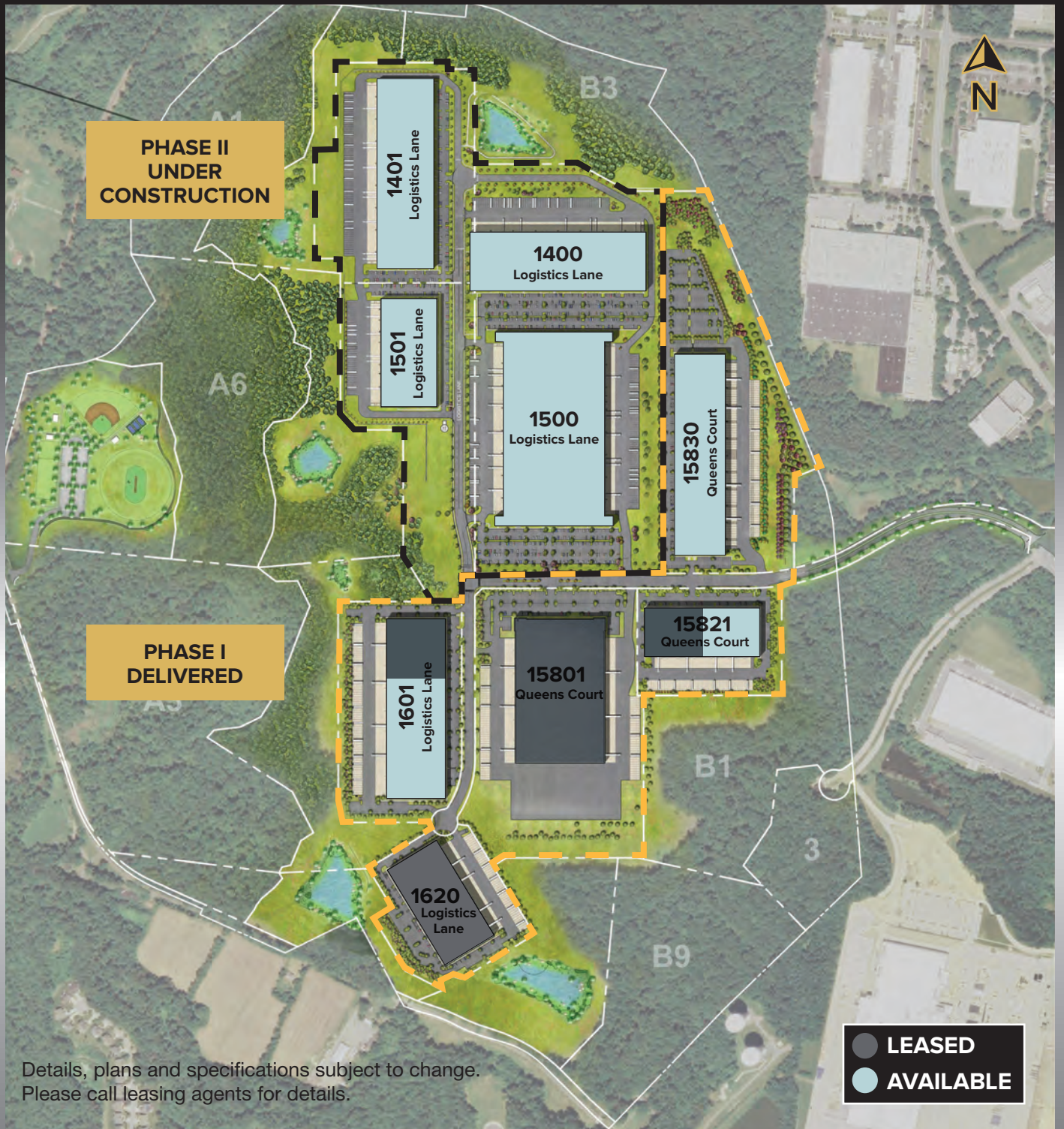








# BUILDINGS



## PHASE I

AVAILABLE	BUILDING	SIZE (SF)	AVAILABLE (SF)	CAR PARKING	TRAILER DROPS	CLEAR HEIGHT	DOCK DOORS
IMMEDIATE	15830 Queens Court	301,392	301,392	273	71	36'	60
IMMEDIATE	15821 Queens Court	168,480	84,240	158	48	36'	33
LEASED	15801 Queens Court	358,400	0	488	171	40'	110 Cross-Dock
IMMEDIATE	1601 Logistics Lane	311,040	208,047	301	77	36'	56
LEASED	1620 Logistics Lane	184,140	0	181	49	36'	31

## PHASE II

AVAILABLE	BUILDING	SIZE (SF)	AVAILABLE (SF)	CAR PARKING	TRAILER DROPS	CLEAR HEIGHT	DOCK DOORS
Q1 2027	1400 Logistics Lane	305,280	305,280	342	62	36'	59
Q1 2027	1500 Logistics Lane	588,370	588,370	566	138	40'	114 Cross-Dock
Q1 2027	1401 Logistics Lane	319,920	319,920	266	75	36'	63
Q1 2027	1501 Logistics Lane	183,830	183,830	134	42	36'	36









**15830 Queens Court**  
Upper Marlboro, MD 20774



AVAILABLE	301,392 SF (divisible)
SITE	26.7 acres
TYPE	Rear Load
TRUCKS*	185' truck court / 71 trailer drops
CAR PARKING*	273 spaces
LOADING	60 dock doors / 2 drive-ins / 2 knockouts
SPEED BAY	60'
CEILING	36' clear
LIGHTING	LED site & interior
SPRINKLERS	ESFR with K17 & K22 heads

\*Expansion lot available (configurations shown for 280 cars or 58 trailers)





**1601 Logistics Lane**  
Upper Marlboro, MD 20774



AVAILABLE	208,047 SF (divisible)
SITE	17.2 acres
TYPE	Rear Load
TRUCKS	180' truck court / 77 trailer drops
CAR PARKING	301 spaces
LOADING	56 dock doors / 2 drive-ins / 3 knockouts
SPEED BAY	60'
CEILING	36' clear
LIGHTING	LED site & interior
SPRINKLERS	ESFR with K17 & K22 heads





**15821 Queens Court**  
 Upper Marlboro, MD 20774



AVAILABLE	84,240 SF (divisible)
SITE	10.0 acres
TYPE	Rear Load
TRUCKS	180' truck court / 48 trailer drops
CAR PARKING	158 spaces
LOADING	33 dock doors / 2 drive-ins / 1 knockout
SPEED BAY	60'
CEILING	36' clear
LIGHTING	LED site & interior
SPRINKLERS	ESFR with K17 & K22 heads





**1400 Logistics Lane**  
Upper Marlboro, MD 20774



AVAILABLE	305,280 SF (divisible)
SITE	18.6 acres
TYPE	Rear Load
TRUCKS	185' truck court / 62 trailer drops
CAR PARKING	342 spaces
LOADING	59 dock doors / 2 drive-ins
SPEED BAY	60'
CEILING	36' clear
LIGHTING	LED site & interior
SPRINKLERS	ESFR with K25 heads





**1500 Logistics Lane**  
Upper Marlboro, MD 20774



AVAILABLE	588,370 SF (divisible)
SITE	32.5 acres
TYPE	Cross Dock
TRUCKS	185' truck court / 138 trailer drops
CAR PARKING	566 spaces
LOADING	114 dock doors / 4 drive-ins
SPEED BAY	60'
CEILING	40' clear
LIGHTING	LED site & interior
SPRINKLERS	ESFR with K25 heads





**1401 Logistics Court**  
Upper Marlboro, MD 20774



AVAILABLE	319,920 SF (divisible)
SITE	19.5 acres
TYPE	Rear Load
TRUCKS	185' truck court / 75 trailer drops
CAR PARKING	266 spaces
LOADING	63 dock doors / 2 drive-ins
SPEED BAY	60'
CEILING	36' clear
LIGHTING	LED site & interior
SPRINKLERS	ESFR with K25 heads





**1501 Logistics Lane**  
Upper Marlboro, MD 20774



AVAILABLE	183,830 SF (divisible)
SITE	15.8 acres
TYPE	Rear Load
TRUCKS	185' truck court / 42 trailer drops
CAR PARKING	134 spaces
LOADING	36 dock doors / 2 drive-ins
SPEED BAY	60'
CEILING	36' clear
LIGHTING	LED site & interior
SPRINKLERS	ESFR with K25 heads



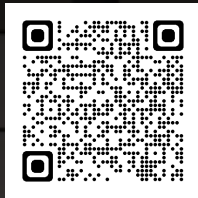
# NATIONAL CAPITAL BUSINESS PARK

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DEVELOPED BY

MANEKIN<sup>®</sup>



DESIGNED & CONSTRUCTED BY

**ARCO**  
DESIGN/BUILD

*Manekin and Turnbridge Equities are leaders in industrial development throughout the Mid-Atlantic region. They are industry experts in developing properties with last-mile distribution, port logistics, and cold storage.*

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