

Parliament Place

4221 Parliament Place
Lanham, MD 20706

LAND SITE/BUILD-TO-SUIT
FOR SALE OR LEASE

Location Proximity

| | |
|------------------|------------------------------|
| 0.1 Miles | Capital Beltway & Route 50 |
| 2.5 Miles | New Carrollton Metro Station |
| 2.5 Miles | I-95 Interchange |
| 10 Miles | Greenbelt Metro |



Building Features

- Building Size: 34,565 SF
- Building Dimensions: 90' x 375'
- Ceiling Height: 24 ft (Proposed)
- Truck Court: 100'
- (18) 9' x 10' Dock Doors
- (2) 12' x 14' Drive Ins
- Zoning: IE
- Car parking: 60 spaces



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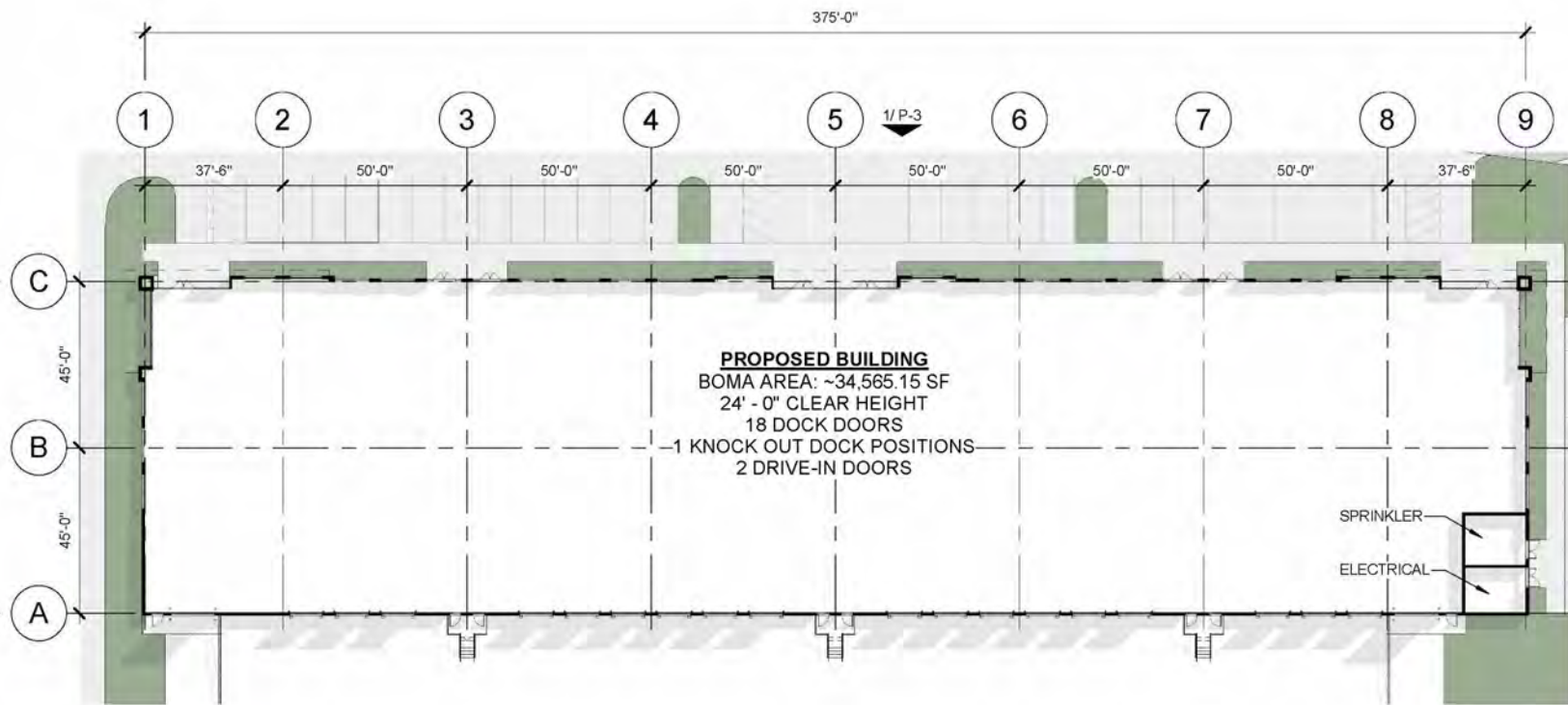
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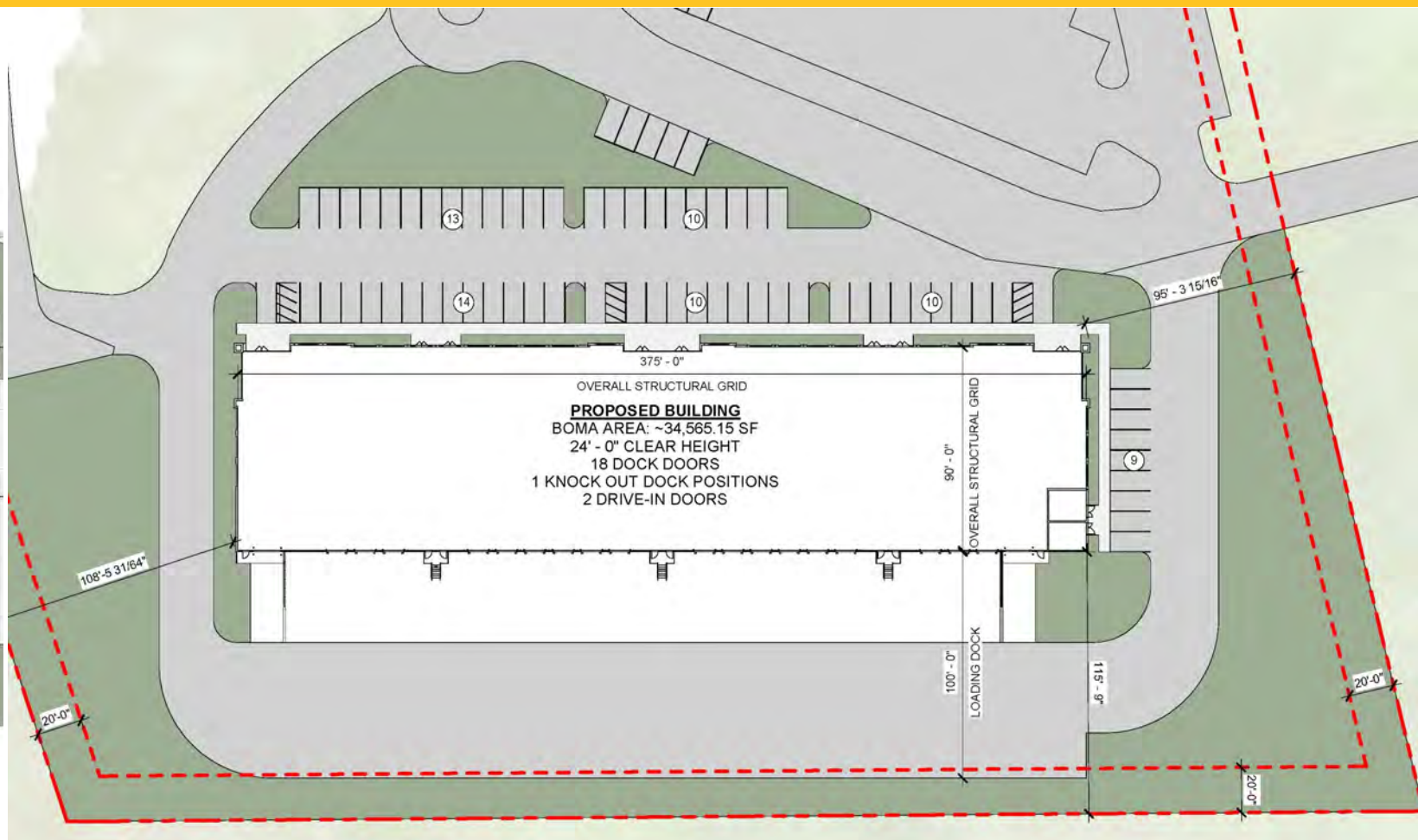
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FLOOR
PLAN



SITE
PLAN



BUILDING PREMISES

BUILDING SIZE
34,565 SF

PREMISES DIMENSIONS
375' X 90'

CEILING HEIGHT
24ft Clear

COLUMN SPACING
50' X 45'

TRUCK COURT
100 ft

DRIVE-IN DOORS
2 (12ft x 14ft)

DOCK DOORS
18 (9ft x 10ft)

CONSTRUCTION TYPE
Concrete Tilt-Up

ROOF
TPO 60 Mil Mechanically Attached

FLOOR
7in Concrete

LIGHTING
LED @ 25 Foot Candles

SPRINKLER SYSTEM
ESFR

ZONING
IE



1 CORNER PERSPECTIVE



2 CENTER ENTRANCE PERSPECTIVE