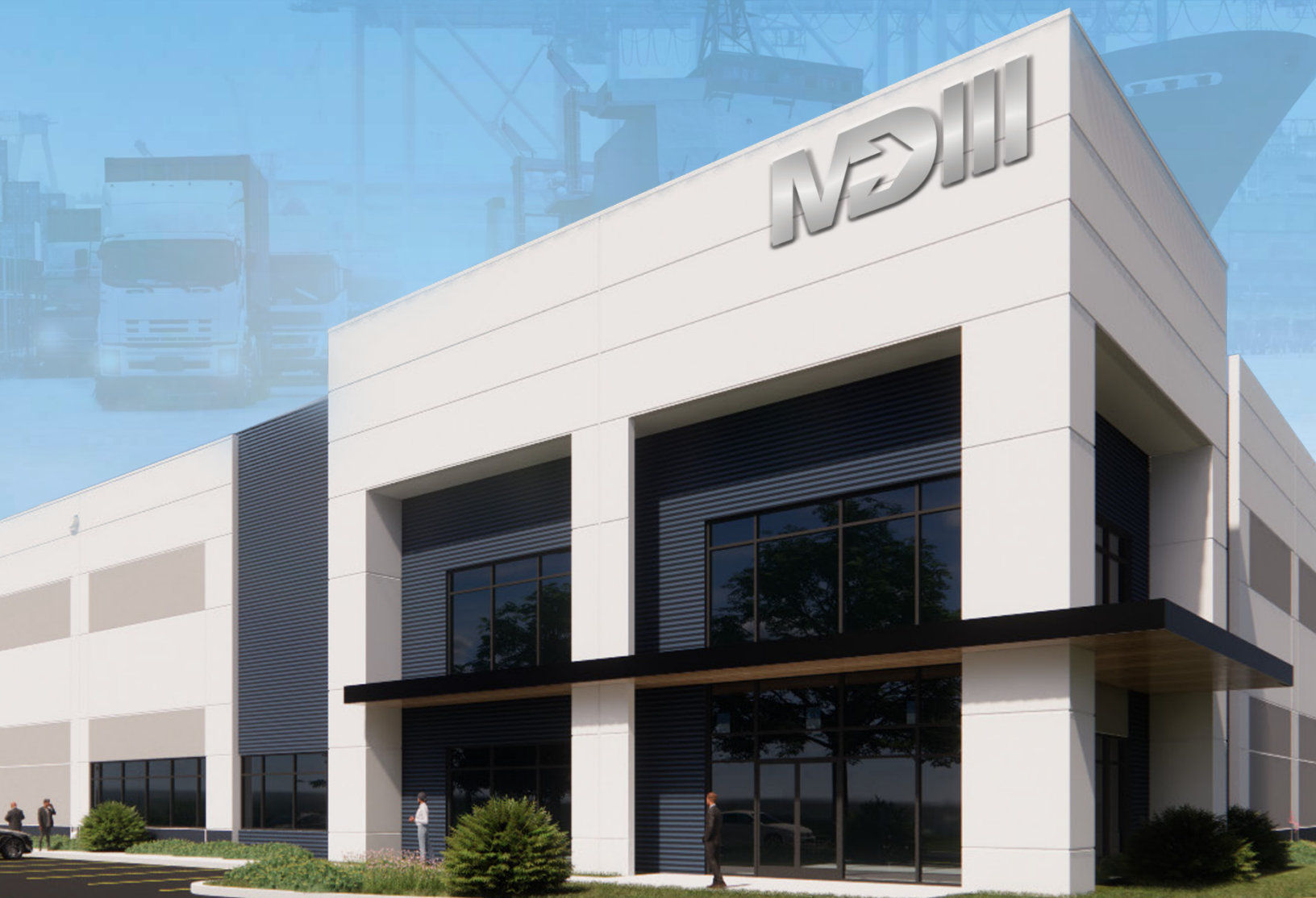


**TWO CLASS A SPEC BUILDINGS TOTALING 387,000 SF  
TO BE BUILT IN THE BW CORRIDOR**

# **NDIII INDUSTRIAL PARK**

**BREAKING GROUND JUNE-2025 - DELIVERY SUMMER 2026**



**765 & 775 MD ROUTE 3 GAMBRILLS, MD 21054**







# CONNECT FAST OPERATE FASTER

MD3 Industrial Park offers a rare, two-building industrial property in Gambrills, MD, spanning more than 27.5+ acres of C4 industrial zoning and strategically located to deliver quick access to key regional highways and interstates, ensuring efficient operations and seamless connectivity to critical business destinations.



Two buildings on 27.5+ acres with C4 Zoning



Total Size of Building 1: 170,474 SF



Total Size of Building 2: 216,989 SF



Heavy Power



Great proximity to area amenities



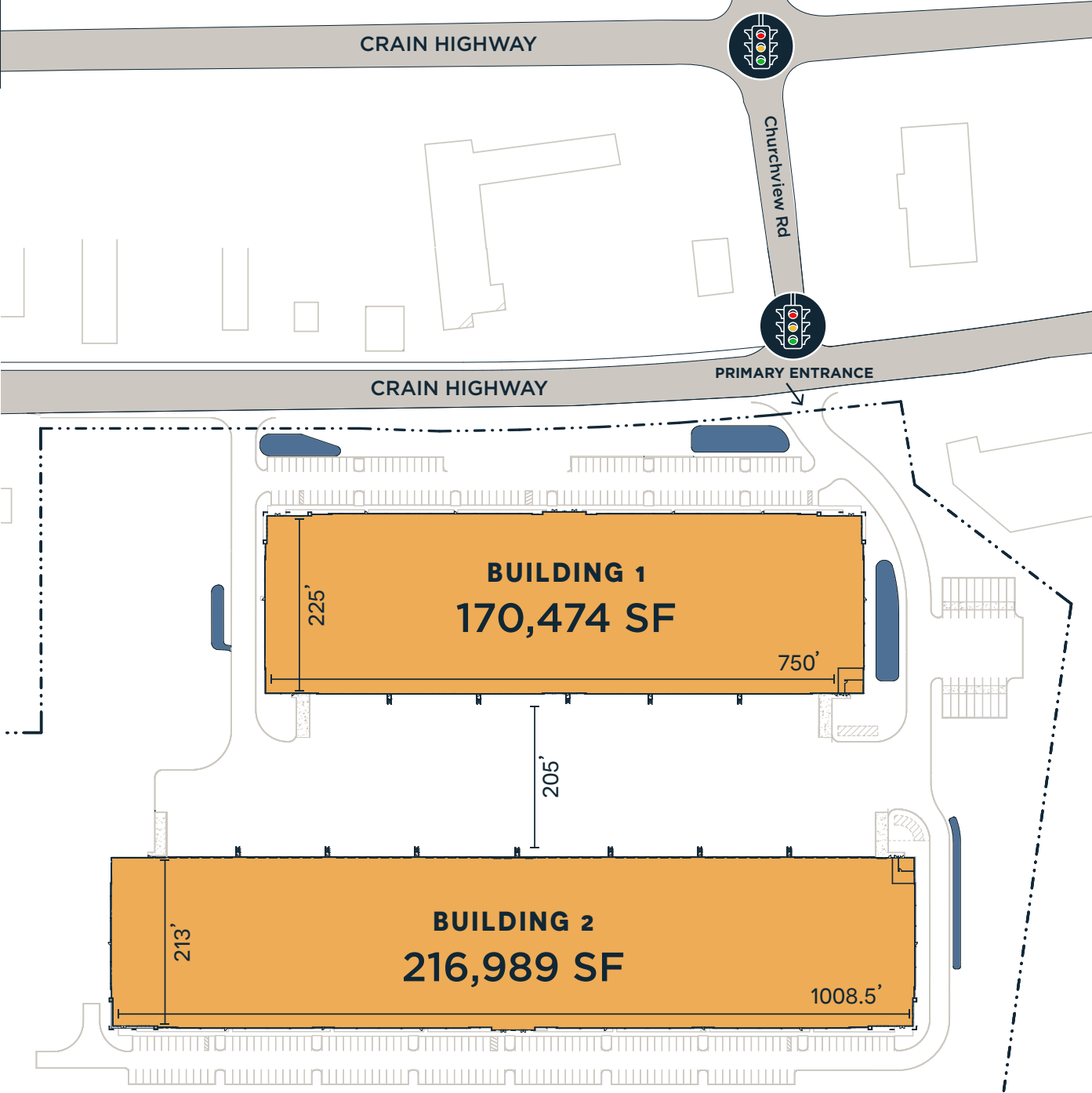
17 Trailer Parks



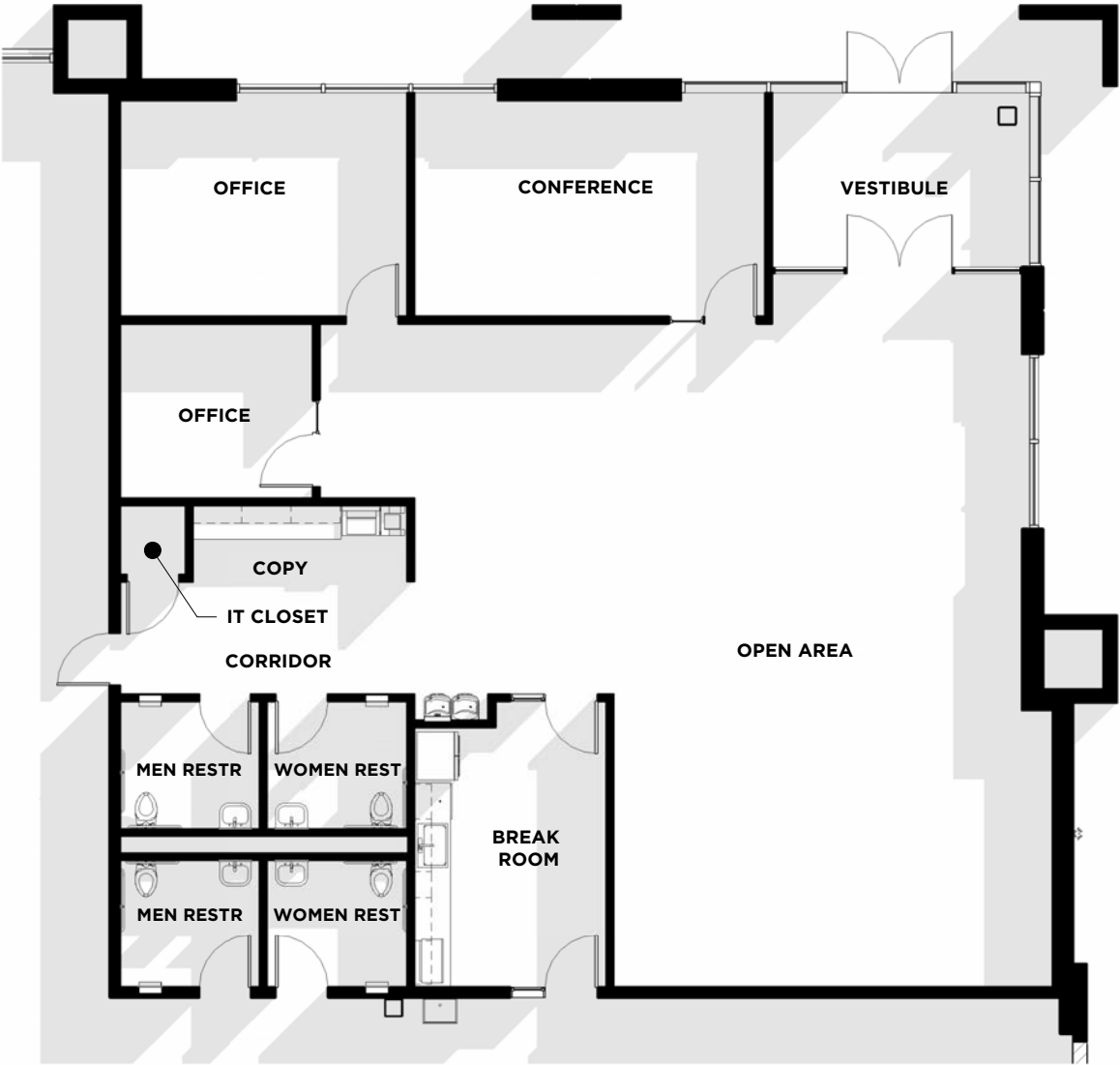
205' Shared Court Depth



Optionality - ability to demise to 50K SF



**BUILDING 1**  
**SPEC SUITE** ➔



**BUILDING 2**  
**SPEC SUITE** ➔





# BUILDING 1 RENDERINGS



# BUILDING 2 RENDERINGS





# BUILDING 1


## SPECIFICATIONS



BUILDING #	Building 1
BUILDING TYPE	Front Parking/Rear Load
BUILDING RENTABLE AREA	170,474 SF
BUILDING DIMENSIONS	750' x 225'
COLUMN BAY DEPTH	60' speed bay
COLUMN BAY LENGTH	56'
# OF OFFICES ENTRIES	(2) First and Second Story office features at front corners with 3rd glass entry in middle of building
OFFICE FEATURE QUALITY	Two ends are "A" features; center entrance allows for two center tenants
2ND STORY GLASS	Glass at 2nd story level at corner office entries.
CLEAR HEIGHT	36'
DOCK DOOR INSULATION (Y/N)	Y
# OF DOCK DOORS	39
TYPICAL DOCK DOOR DIMENSION	9' X 10'
DOCK DOOR VISION PANELS (Y/N)	Yes
DOCK DOOR ORIENTATION ON PANEL	Single Vision Panels
DRIVE-IN DOORS SPECS	(2) 12' x 14' doors with electric motors
SLAB THICKNESS	7" (over 6" gravel base)
ELECTRICAL SERVICE	3,000-Amp 480/277V 3-Phase
WAREHOUSE HIGH-BAY LIGHTING	LED at 30FC @ 36" AFF on open warehouse with min 15' whips
FIRE SUPPRESSION SYSTEM	ESFR (With Electric Fire Pump)

# BUILDING 2

## SPECIFICATIONS



BUILDING #	Building 2
BUILDING TYPE	Front Parking/Rear Load
BUILDING RENTABLE AREA	216,989 SF
BUILDING DIMENSIONS	1008.5' x 213'
COLUMN BAY DEPTH	60' speed bay
COLUMN BAY LENGTH	56'
# OF OFFICES ENTRIES	(2) First and Second Story office features at front corners with 3rd glass entry in middle of building
OFFICE FEATURE QUALITY	Two ends are "A" features; center entrance allows for two center tenants
2ND STORY GLASS	Glass at 2nd story level at corner office entries.
CLEAR HEIGHT	36'
DOCK DOOR INSULATION (Y/N)	Y
# OF DOCK DOORS	56
TYPICAL DOCK DOOR DIMENSION	9' X 10'
DOCK DOOR VISION PANELS (Y/N)	Yes
DOCK DOOR ORIENTATION ON PANEL	Single Vision Panels
DRIVE-IN DOOR SPECS	(2) 12' x 14' doors with electric motors
SLAB THICKNESS	7" (over 6" gravel base)
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WAREHOUSE HIGH-BAY LIGHTING	LED at 30FC @ 36" AFF on open warehouse with min 15' whips
FIRE SUPPRESSION SYSTEM	ESFR (With Electric Fire Pump)



# HIGHLY CONNECTED

Ideally situated on Route 3, in Central Maryland, MD3 Industrial Park provides exceptional connectivity to critical destinations around the Washington and Baltimore beltways, and markets along the Interstate 95 corridor, making it an ideal location for businesses seeking proximity to numerous major metropolitan hubs including convenient access to the Eastern Shore of Maryland.

### DRIVE TIMES

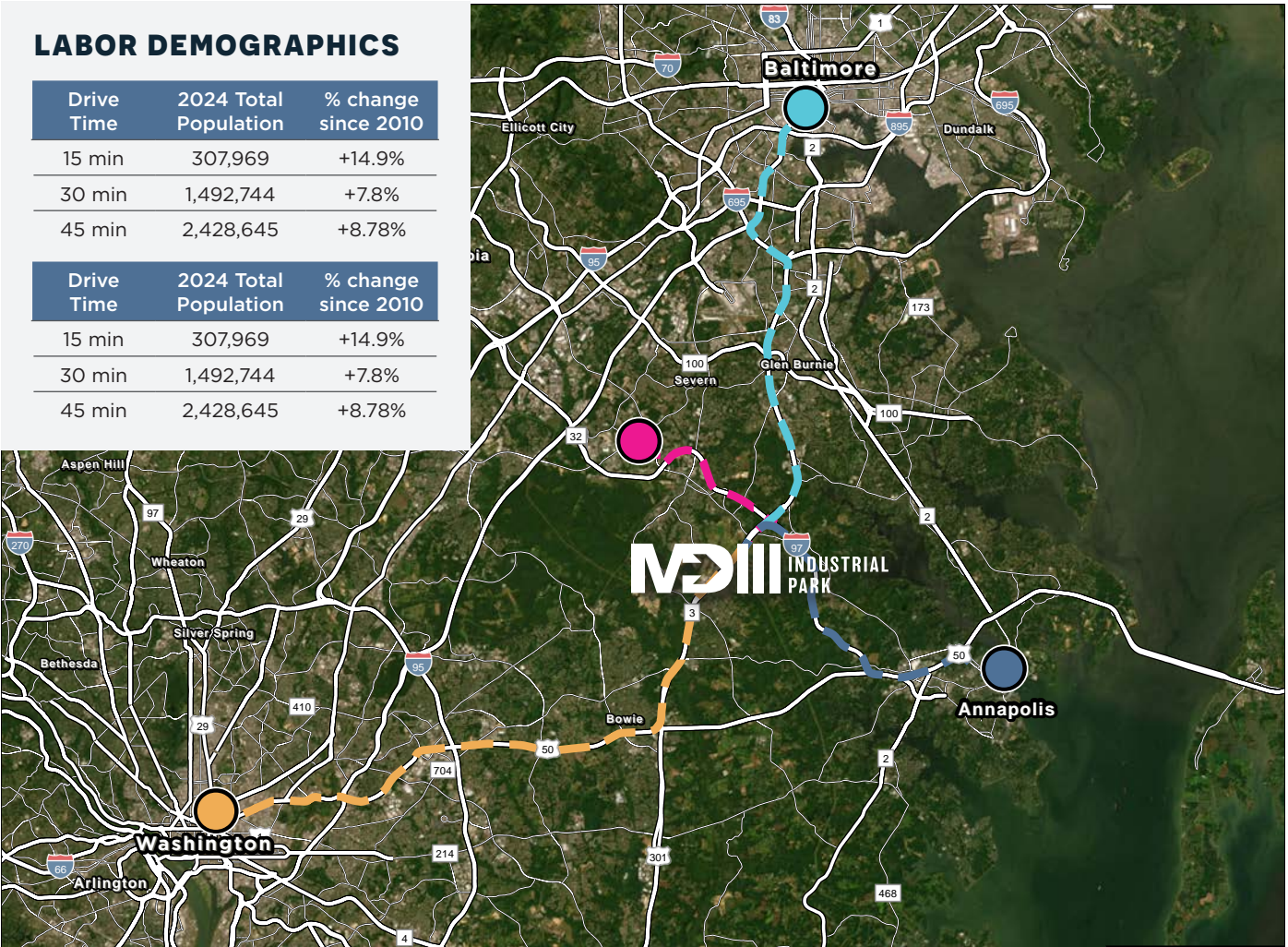
Route 97	5 min
Route 50	15 min
Interstate 295	20 min
695 Beltway	20 min
Interstate 95	25 min
495 Beltway	25 min
Interstate 95	27 min
Baltimore	30 min
Bay Bridge	35 min
Interstate 70	35 min
Washington DC	40 min

### LABOR DEMOGRAPHICS

Drive Time	2024 Total Population	% change since 2010
15 min	307,969	+14.9%
30 min	1,492,744	+7.8%
45 min	2,428,645	+8.78%

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15 min	307,969	+14.9%
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45 min	2,428,645	+8.78%



- BALTIMORE 19 Miles Via I-94
- FORT MEADOW 9 Miles Via MD-32
- ANNAPOLIS 14 Miles Via I-97
- WASHINGTON DC 25 Miles Via MD-3 and US-50

# AREA AMENITIES



17  
DINING



13  
RETAIL



1  
FITNESS



1  
GROCERY



1  
FUEL



# ND III INDUSTRIAL PARK



THE  
HANOVER  
COMPANY



CUSHMAN &  
WAKEFIELD

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