

# NEW BUSINESS PARK FOR LEASE



RARE OPPORTUNITY TO BE NEXT TO PATUXENT RIVER NAVAL AIR STATION

13,200 - 117,208 SF AVAILABLE

# WILLOW ROAD BUSINESS PARK

LEXINGTON PARK, MD 20653

## PROPERTY HIGHLIGHTS

- Initial Building to Deliver 4th Qtr 2023
- Build to Suit Opportunities Remain  
*\*Delivery within 9-12 Mos. from Lease Execution*
- Fully Entitled & Shovel Ready
- Drive-in and/or Loading Capability
- 24' Clear Height
- Ideal for Production, R&D Uses, SCIF, Warehousing, Integration Space, etc.



**PETER ROSAN**

peter.rosan@cushwake.com  
+1 301 634 8487

**KATIE GORMLEY**

katie.gormley@cushwake.com  
+1 301 634 8492

**MEGAN WILLIAMS**

megan.williams@cushwake.com  
+1 301 634 8489

cushmanwakefield.com

# WILLOW ROAD BUSINESS PARK

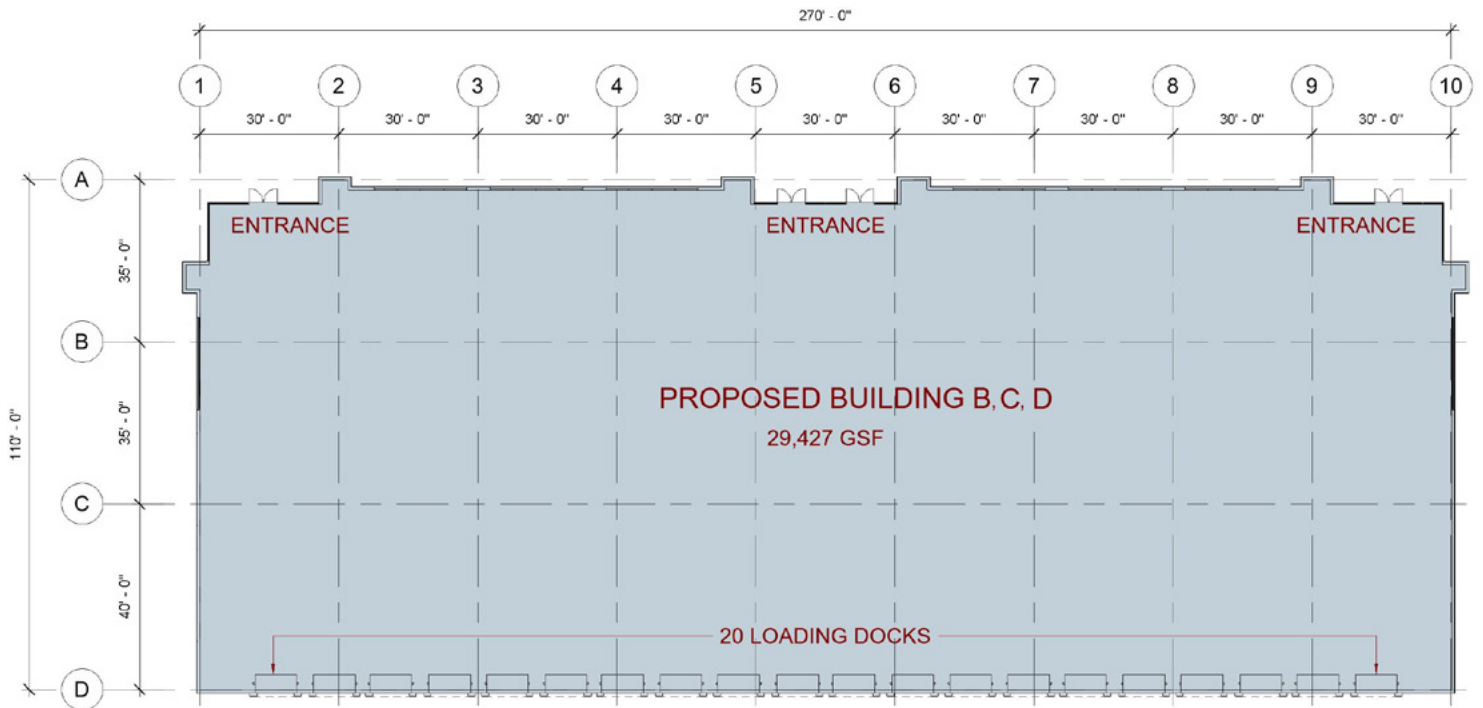
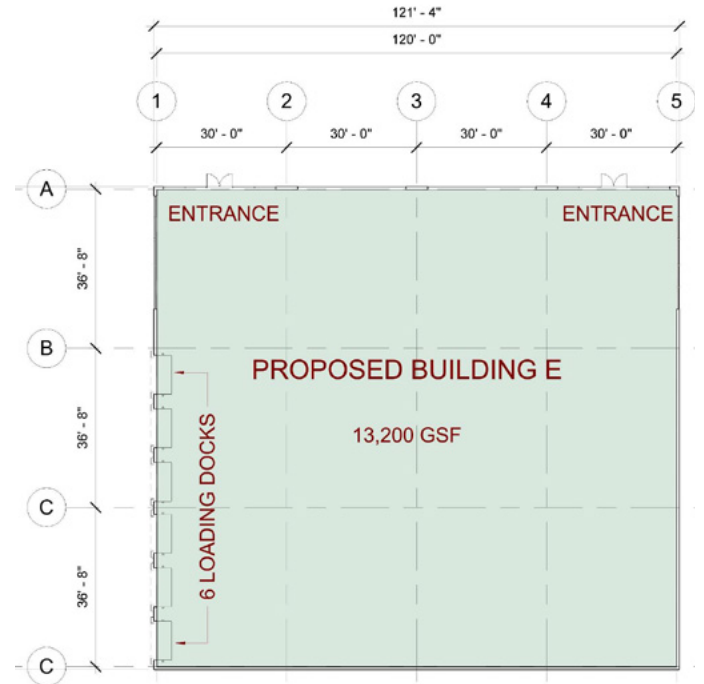
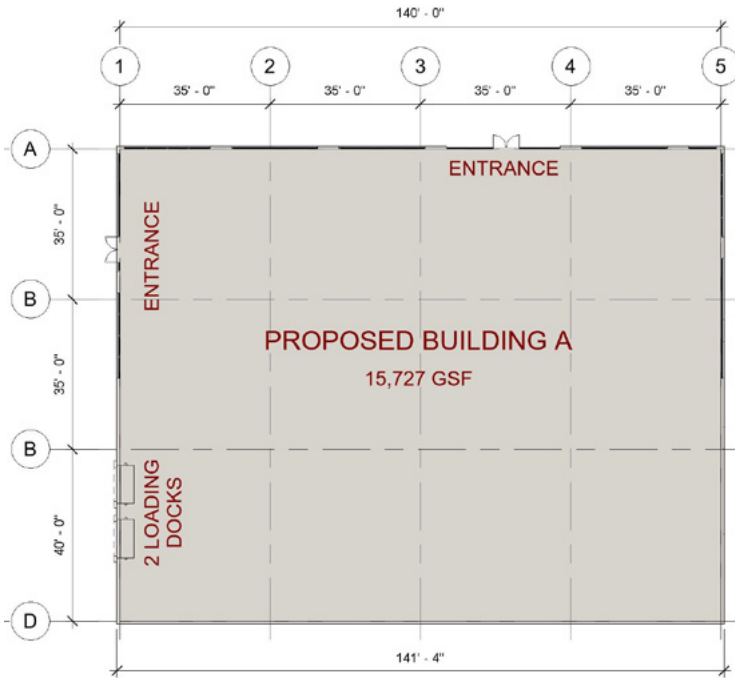
## Site Plan



## Rendering



# PROPOSED FLOOR PLANS



## BUILDING A

15,727 SF

## BUILDINGS B, C, & D

29,427 SF EACH

## BUILDING E

13,200 SF

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