

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

- 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.



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WILLOW ROAD BUSINESS PARK

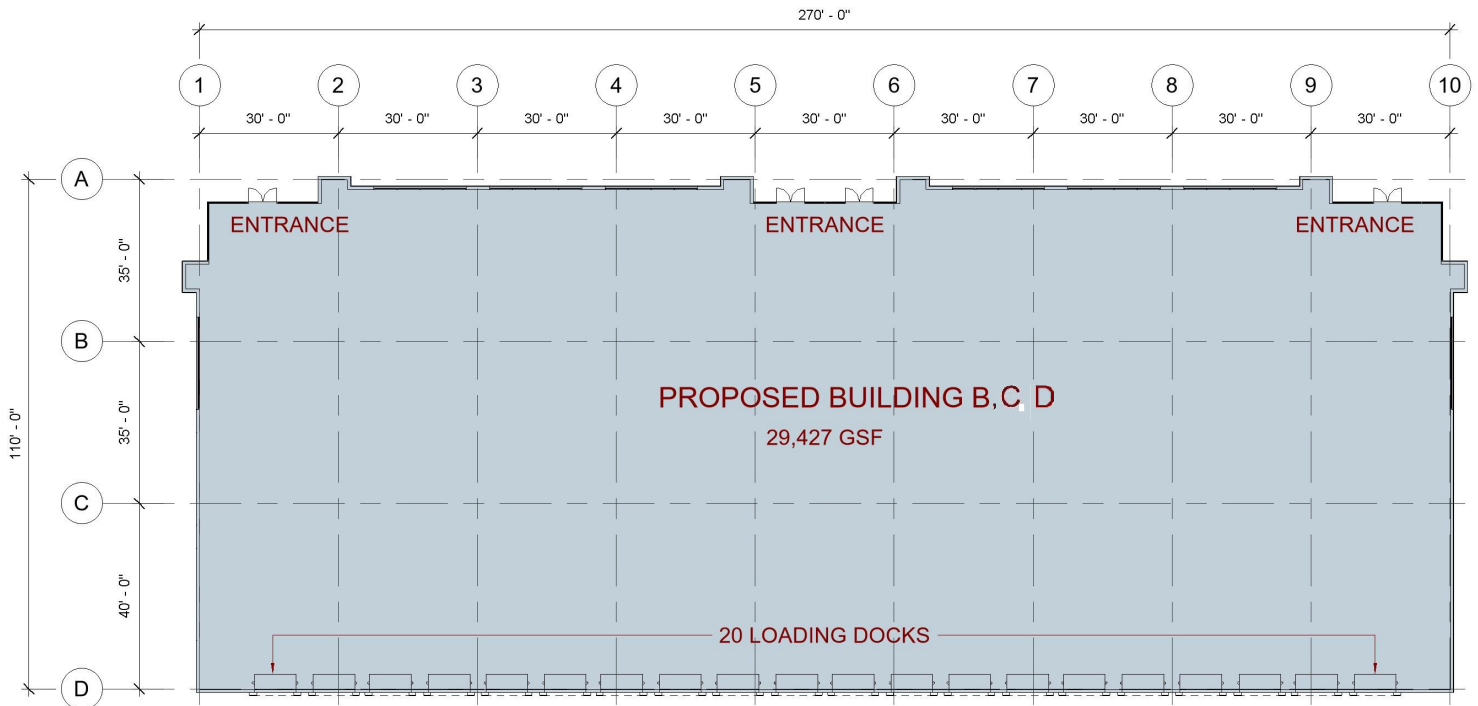
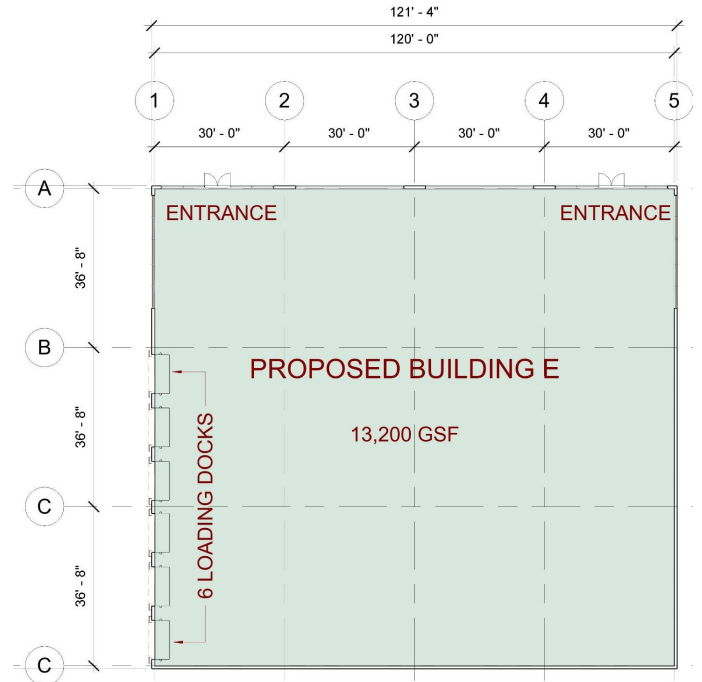
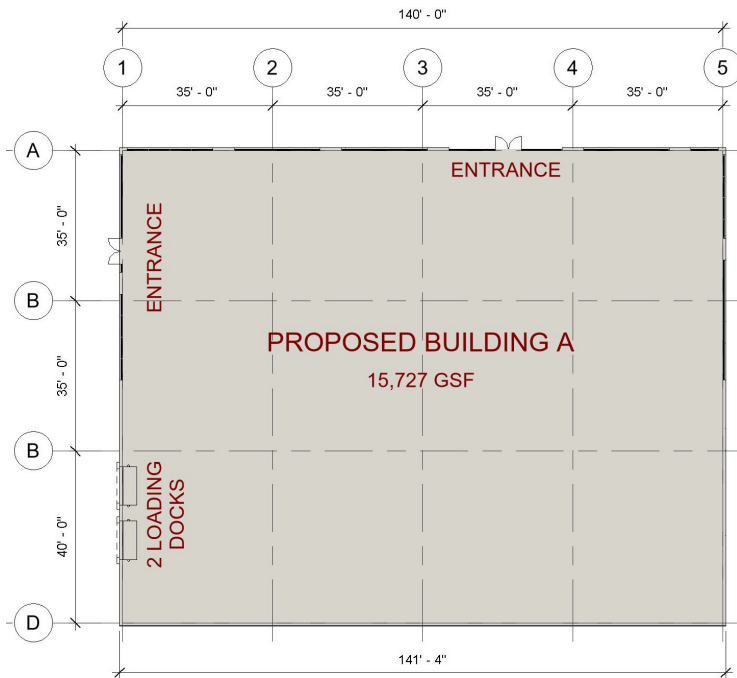
Site Plan



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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