E L O N LOGISTICS PARK DC

HEAVY INDUSTRIAL ZONED LAND INFRASTRUCTURE AND PARTIAL ENTITLEMENTS COMPLETE LOCATED 25 MINUTES FROM WASHINGTON, DC



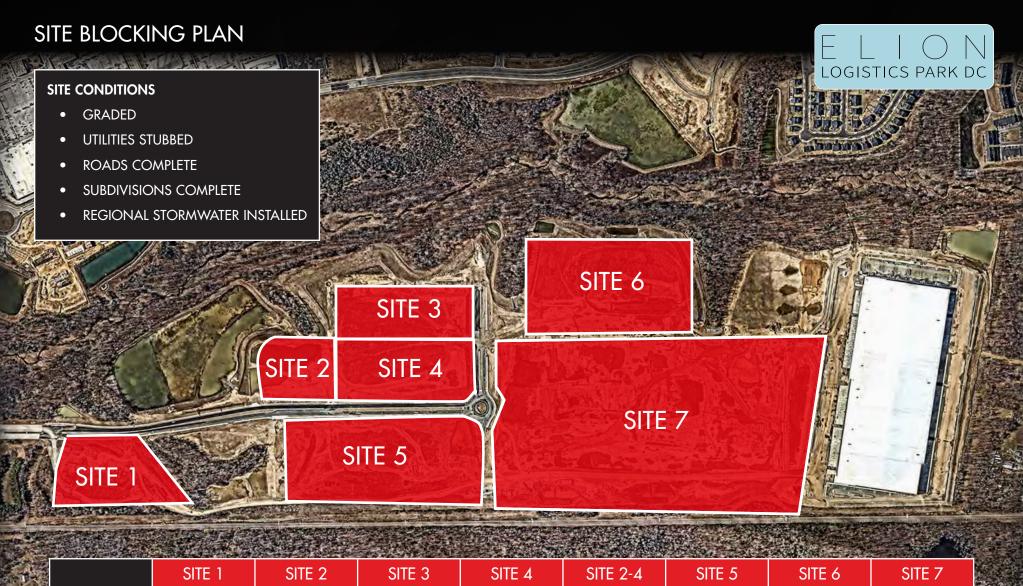
5 TO 150 ACRES AVAILABLE

14900 ELION WAY, BRANDYWINE, MARYLAND



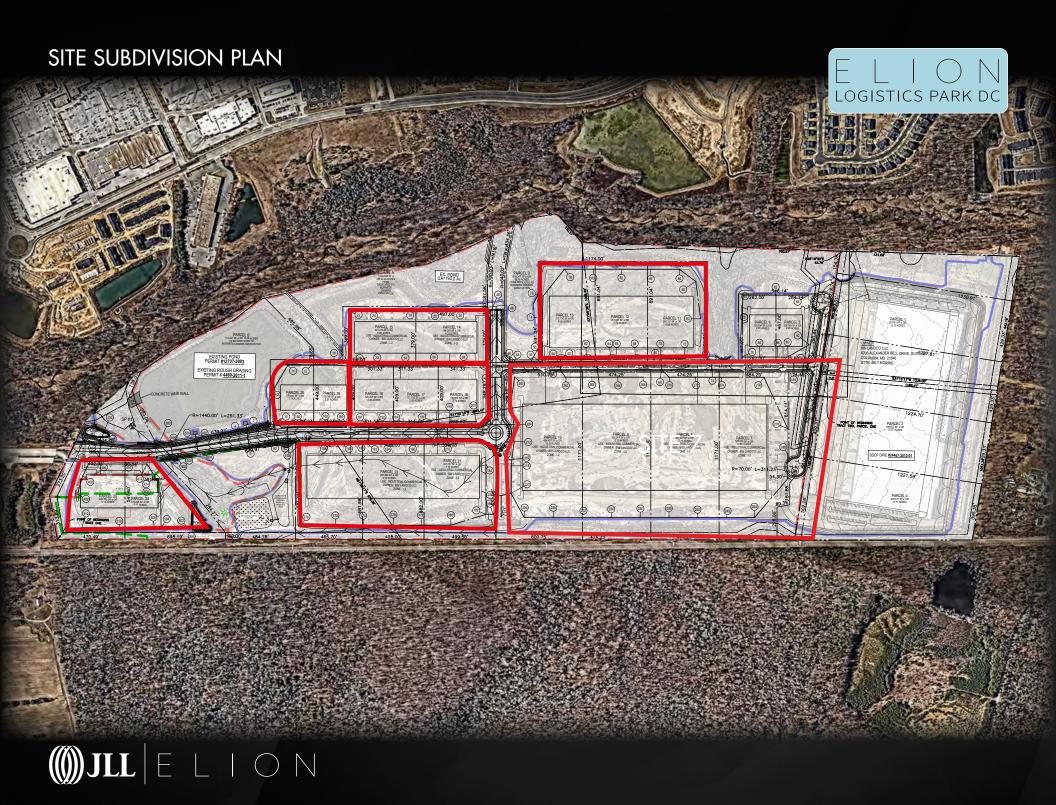
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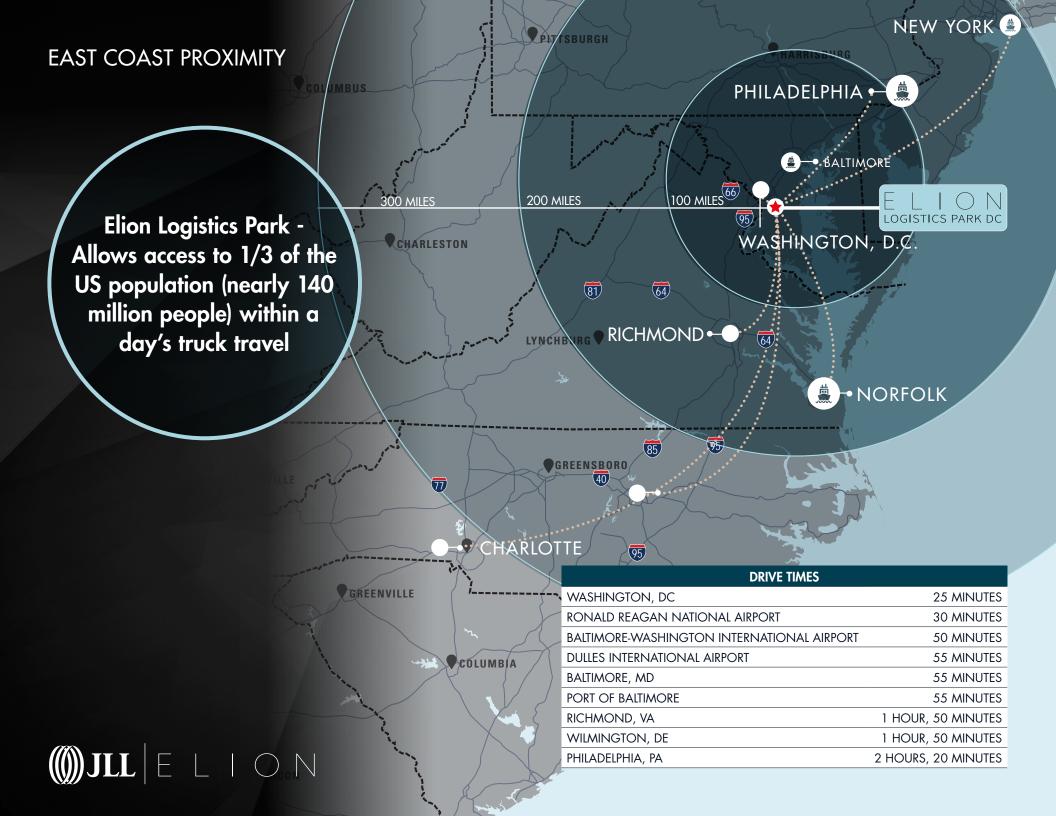


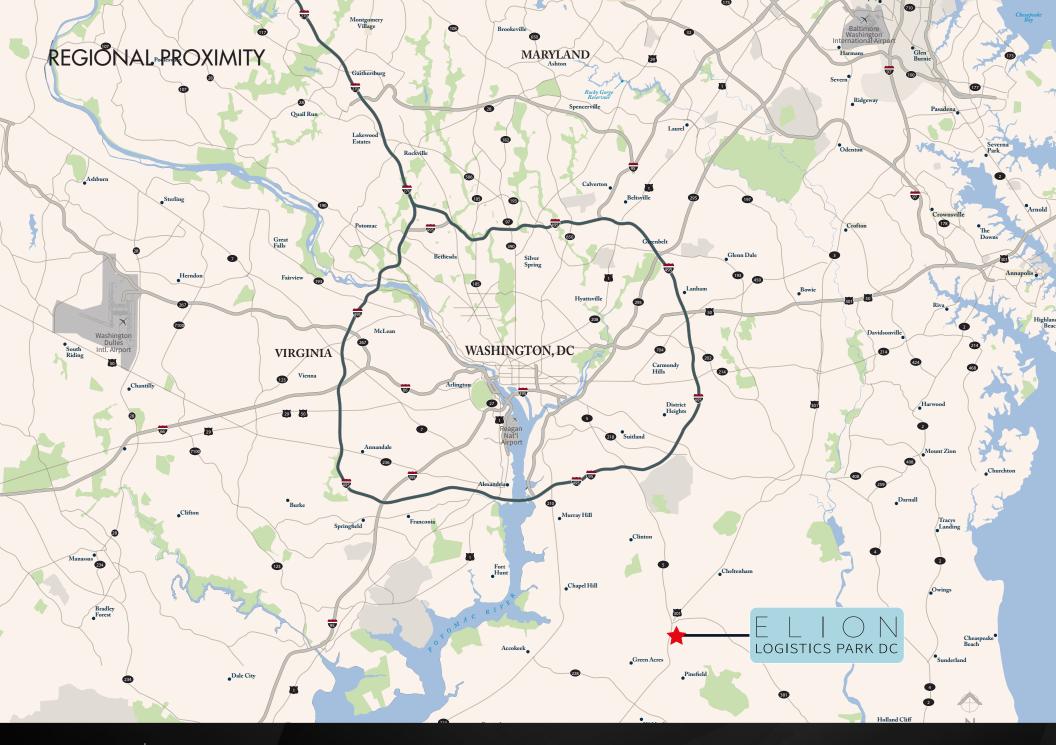
		SITE 1	SITE 2	SITE 3	SITE 4	SITE 2-4	SITE 5	SITE 6	SITE 7
THE REAL PROPERTY.	ACREAGE	12.26 AC	5.71 AC	9.40 AC	8.94 AC	23.05 AC CONTIGUOUS	21.14 AC	18.62 AC	50 AC
1	POTENTIAL BUILDING	122,000 SF	82,800 SF	187,000 SF	187,000 SF	450,000 SF	360,000 SF	360,000 SF	1,000,000 SF





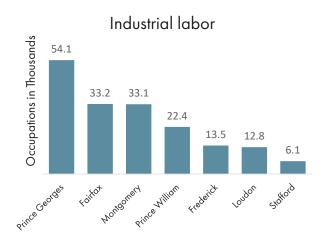








LABOR AND INCENTIVES

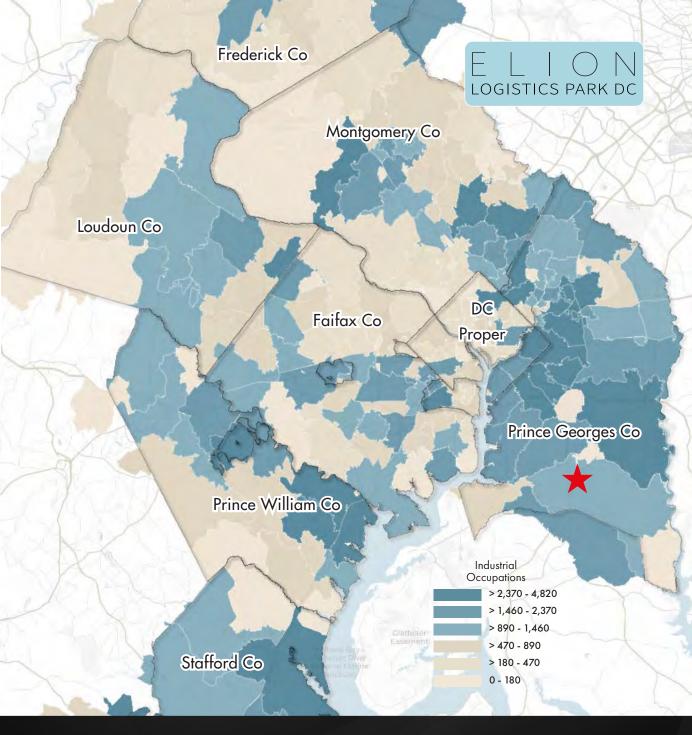


Elion Logistics Park is strategically situated within the Washington DC Metropolitan Statistical Area (MSA), offering occupiers a competitive edge. With the highest concentration of industrial occupations in the region, the park provides businesses with unparalleled access to a skilled and abundant labor force while still maintaining proximity to population centers within the metro.

Elion Logistics Park offers the additional benefit of lower-cost housing options for employees. This is a significant advantage for businesses looking to provide their workforce with affordable accommodation options, ultimately improving their work-life balance and potentially reducing labor costs.











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