

ELION

LOGISTICS PARK DC

14900 ELION WAY, BRANDYWINE, MARYLAND

NEWLY BUILT 801,524 SF ASSET LOCATED 25 MINUTES FROM WASHINGTON, DC



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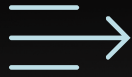
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EXECUTIVE SUMMARY



SPEED TO MARKET

- 801K IMMEDIATELY AVAILABLE
- THE BALANCE OF THE PARK'S FAR IS SITE PLAN APPROVED



SCALE

- 270 ACRE INDUSTRIAL PARK
- 3.0M SF+ POTENTIAL FAR



PROXIMITY

- LOCATED 10 MILES FROM THE WASHINGTON, DC BELTWAY
- CONNECTIVITY TO RICHMOND AND BALTIMORE VIA RT 301



INFRASTRUCTURE

- HEAVY POWER - ADJACENT TO A POWER PLANT
- RAIL - ADJACENT TO CSX RAIL



HEAVY INDUSTRIAL ZONING

- ZONED
- LARGEST HEAVY INDUSTRIAL ZONED OPPORTUNITY IN METRO DC

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IMMEDIATE AVAILABILITY

ADDRESS	14900 Elion Way Brandywine, Maryland 20613	TRUCK COURT	60' concrete apron
LAND AREA	74.88 AC.	DOCK DOORS	156 dock positions; 78 dock doors fully trimmed w/ 9'x10' overhead doors, levelers, and dock seals
ZONING	I-2, I-3	DRIVE-IN DOORS	4
RENTABLE BUILDING AREA	801,524	CAR PARKING	316, expandable by 461
COMPLETED	2024	TRAILER PARKING	200, expandable by 108
CONSTRUCTION TYPE	Tilt wall	POWER	4,000-Amp Service - SMECO
BUILDING DIMENSIONS	1,404' x 570'	FIRE PROTECTION	ESFR
CLEAR HEIGHT	40'	LIGHTING	LED
ROOF	60-mil TPO roofing fully adhered over rigid insulation	MECHANICAL	2 rooftop units (RTU)s, 6 makeup air units (MAU); horizontal & vertical units to 50 deg with 100% outside air. Exhaust for 1/2 air changes per hour summer ventilation
COLUMN SPACING	50'x54' typical, 60'x54' speed bays	WATER/SEWER	8" sanitary, 8" domestic water line
FLOOR	8" unreinforced concrete slab-on-grade over 4" lay of crushed aggregate		

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FUTURE AVAILABILITY

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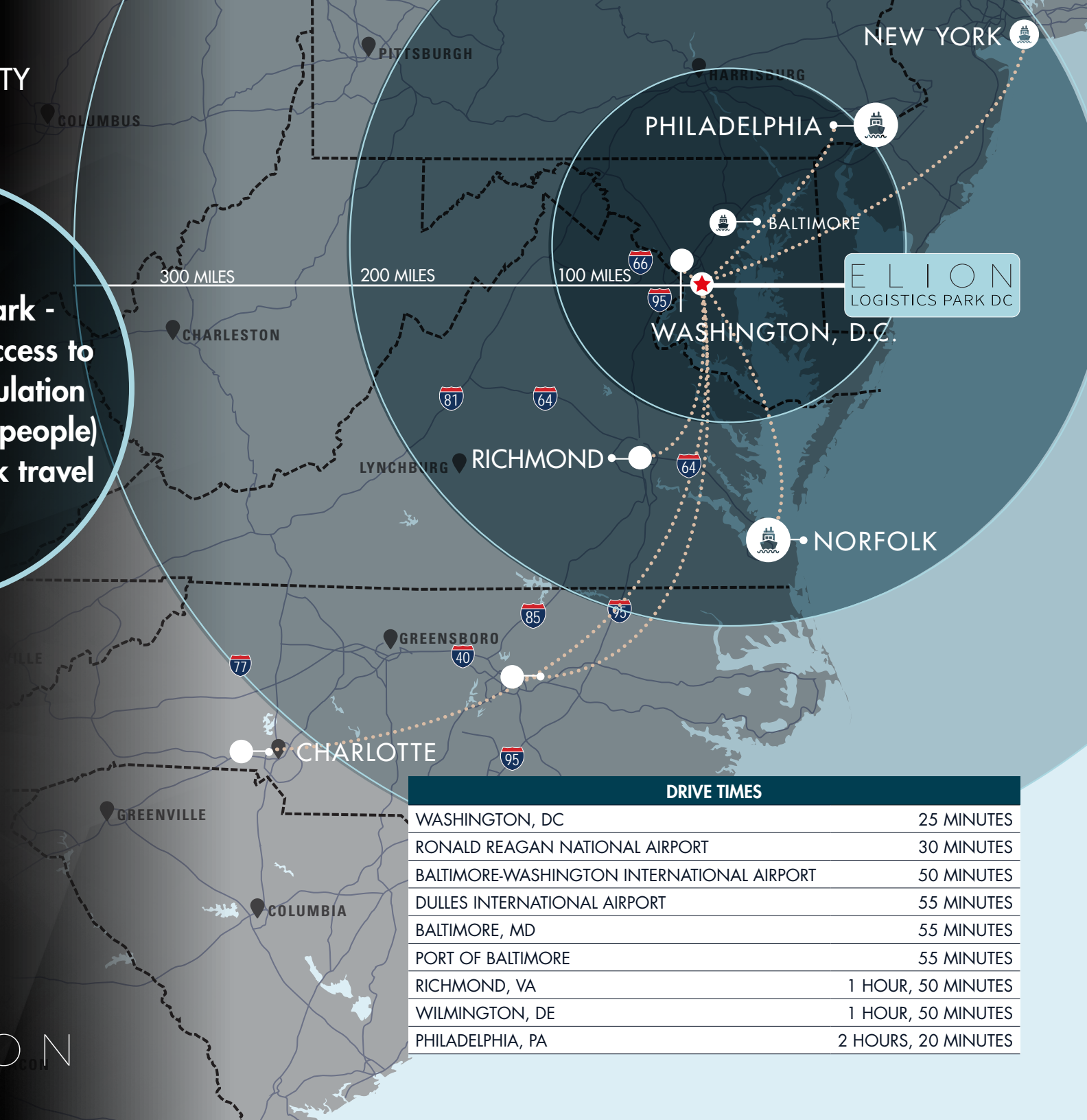
3,037,124 SF CONTIGUOUS IN ONE PARK

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EAST COAST PROXIMITY

Elion Logistics Park - Building I allows access to 1/3 of the US population (nearly 140 million people) within a day's truck travel



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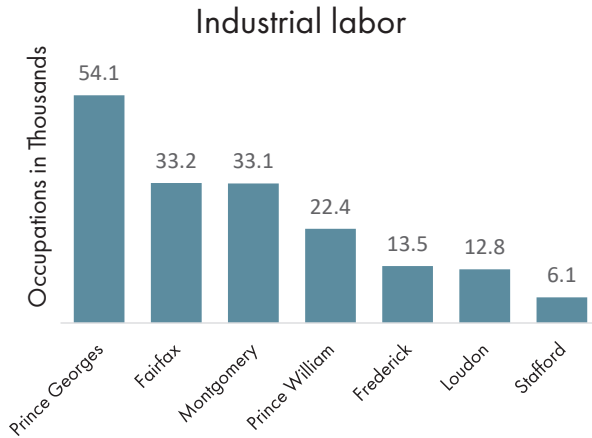
DRIVE TIMES	
WASHINGTON, DC	25 MINUTES
RONALD REAGAN NATIONAL AIRPORT	30 MINUTES
BALTIMORE-WASHINGTON INTERNATIONAL AIRPORT	50 MINUTES
DULLES INTERNATIONAL AIRPORT	55 MINUTES
BALTIMORE, MD	55 MINUTES
PORT OF BALTIMORE	55 MINUTES
RICHMOND, VA	1 HOUR, 50 MINUTES
WILMINGTON, DE	1 HOUR, 50 MINUTES
PHILADELPHIA, PA	2 HOURS, 20 MINUTES

INFRASTRUCTURE

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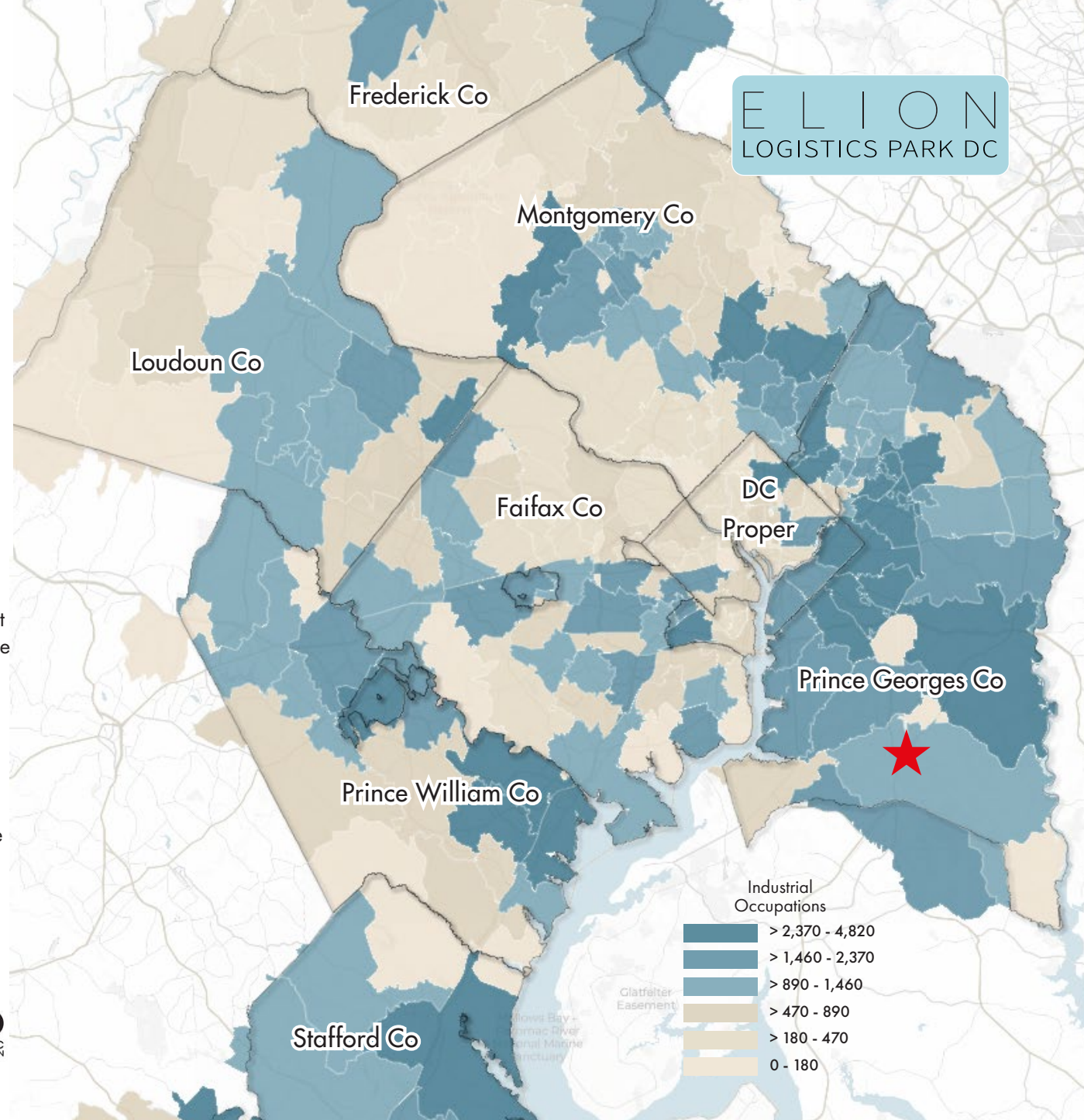


LABOR AND INCENTIVES



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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