

# 9211 OLD PIKE WAY

Upper Marlboro, MD

AVAILABLE **38,295 SF**



**BRAND NEW**  
**HIGH BAY WAREHOUSE**

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# SPACE SPECIFICATIONS



**+/- 38,295**  
SQUARE FEET



**32'**  
CLEAR HEIGHT



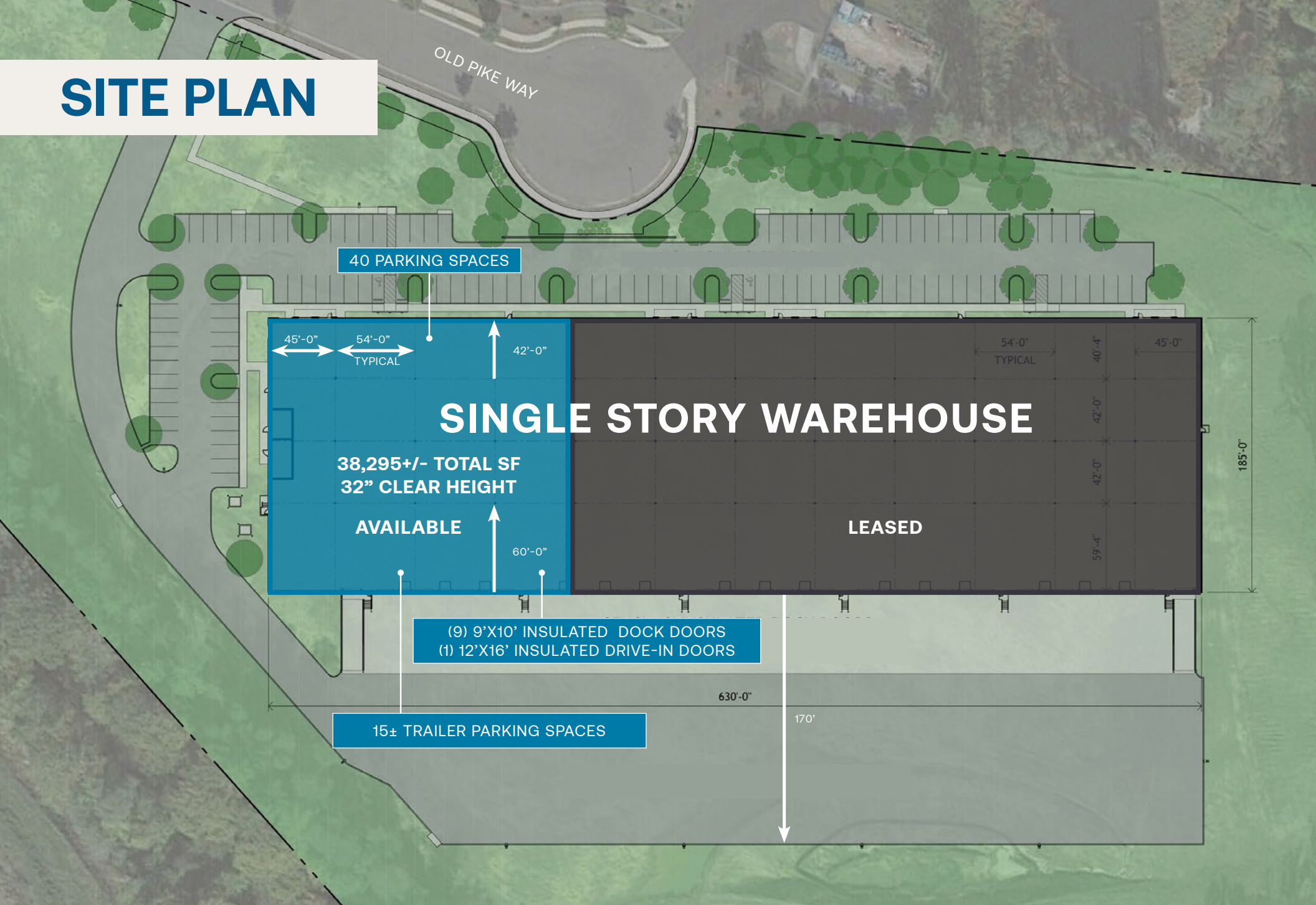
**+/- 15**  
TRAILER STORAGE SPOTS



**+/- 40**  
CAR PARKING SPOTS

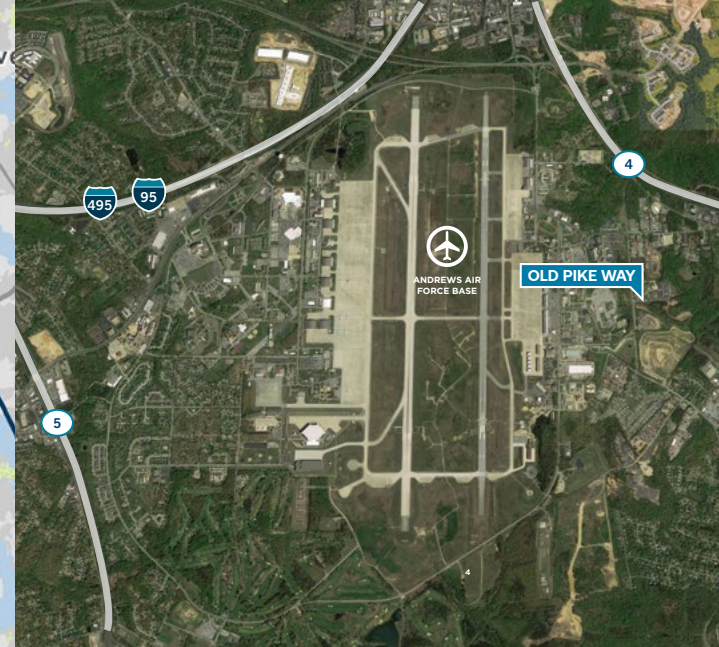
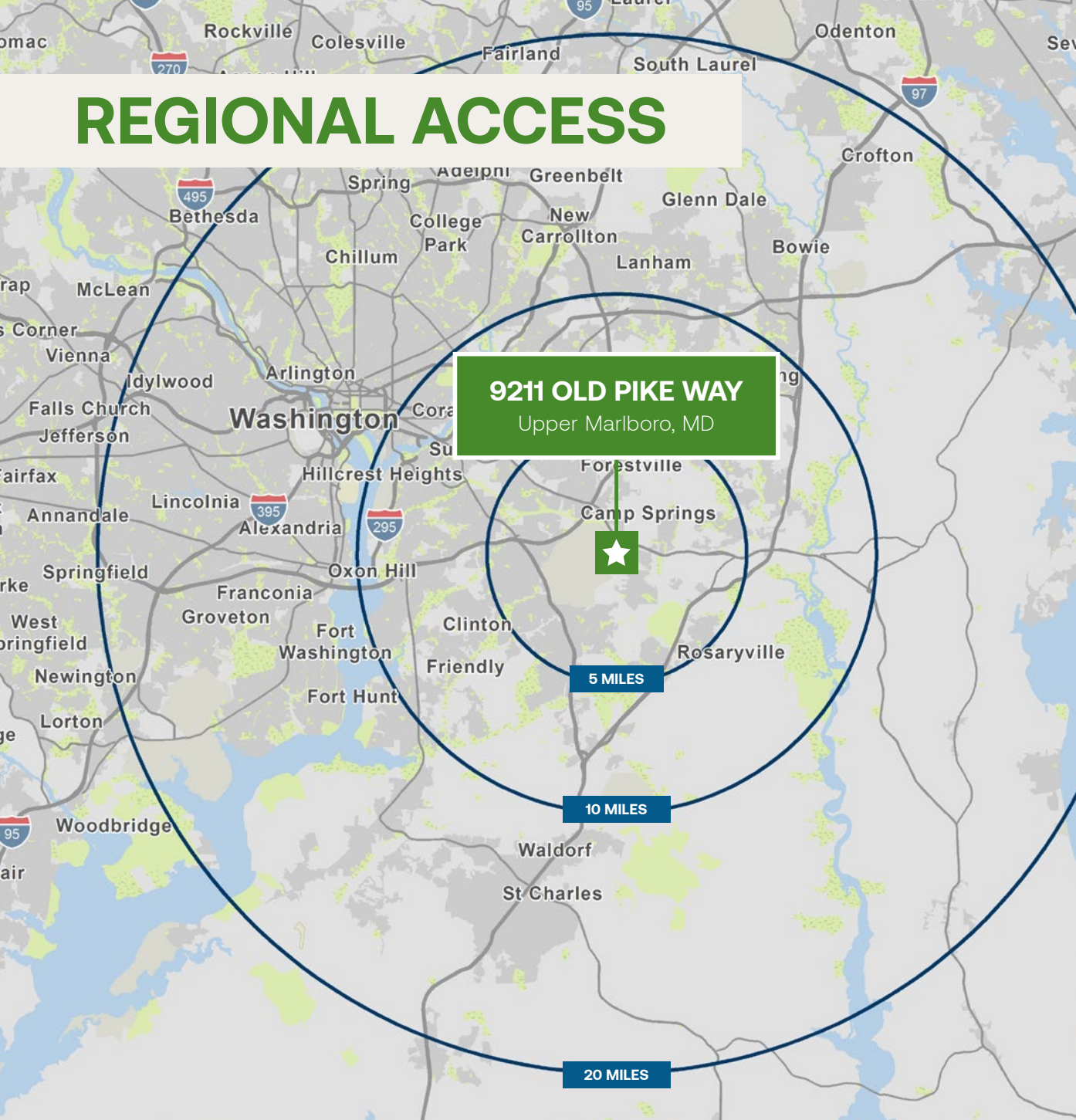
|                     |                                                                                                                                                                         |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BUILDING DIMENSIONS | 630' x 185'                                                                                                                                                             |
| COLUMN SPACING      | 54 x 42 typical with 60 speed bay. Front bay is 54 x 41. End caps are 45.                                                                                               |
| DOCK DOORS          | Total of nine (9) 9 x 10 insulated dock doors<br>One (1) 12 x 16 insulated motorized drive in doors<br>Four (4) Docks with 30,000 lb mechanical levelers and dock seals |
| CONSTRUCTION        | Concrete tilt wall construction with R-16 rigid insulation on interior face                                                                                             |
| ROOF                | 60 mil TPO with R-30 insulation                                                                                                                                         |
| SLAB                | 6" reinforced slab on grade with 15 mil vapor retarder                                                                                                                  |
| TRUCK COURT         | 170' including trailer parking                                                                                                                                          |
| LIGHTING            | LED lights at 30 fc at 36" aff in uncracked condition                                                                                                                   |
| FIRE PROTECTION     | ESFR                                                                                                                                                                    |
| POWER               | 2,000 Amps at 277/480V 3 Phase                                                                                                                                          |
| SHELL BUILDING HEAT | Includes (4) GUH-1's (166 MBH) and (4) GHU-2's (207.5 MBH) designed to provide freeze protection for the shell building                                                 |
| OFFICE SPACE        | ~2,000 SF spec office planned                                                                                                                                           |

# SITE PLAN





# REGIONAL ACCESS



## DISTANCES

|                 |           |
|-----------------|-----------|
| ROUTE 4         | 0.5 miles |
| ROUTE 5         | 5 miles   |
| I-495           | 3 miles   |
| ROUTE 50        | 20 miles  |
| DCA             | 20 miles  |
| THE WHITE HOUSE | 20 miles  |