



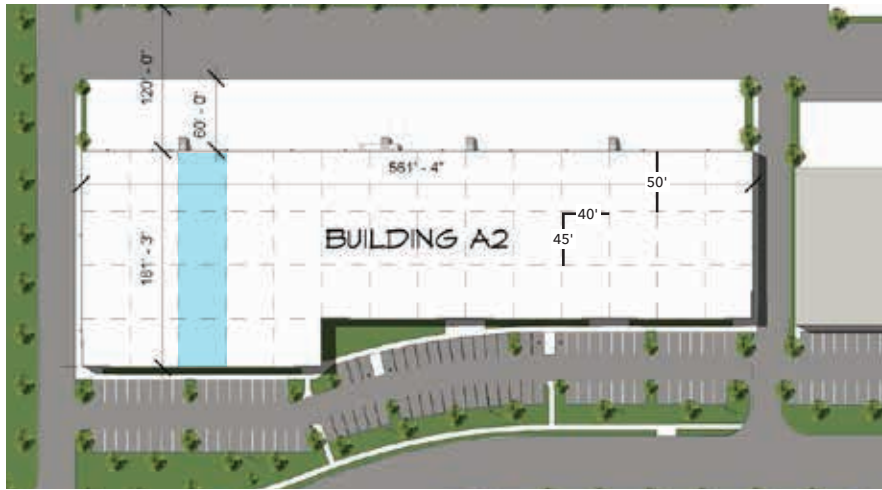
NEW CLASS A INDUSTRIAL SPACE FOR LEASE

9200 ALAKING COURT

STEEPLECHASE 95 INTERNATIONAL BUSINESS PARK

CAPITOL HEIGHTS, MARYLAND 20743





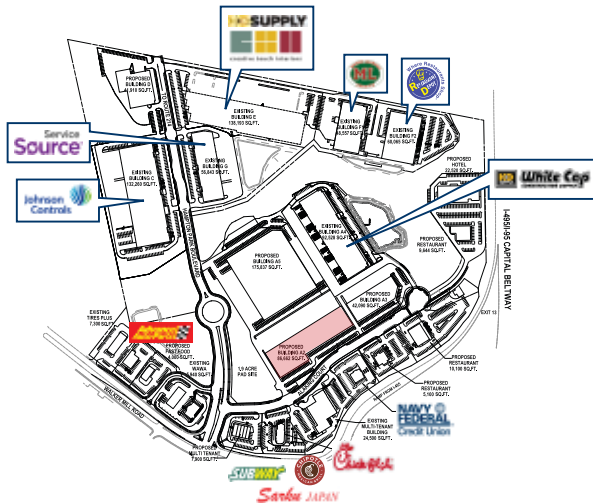
PROPERTY INFORMATION

- New Class A construction
- ESRF sprinklers
- 25'-28' clear height
- Column spacing: 45' x 40' with 50' x 40' loading
- 120' truck court with 60' concrete apron
- 97 automobile spaces
- Dock door dimensions: 9' x 10'
- Primary electrical service: 2500 amps, 277/480 volt, 3ph, 4w
- Gas-fired ceiling mounted heaters
- Roof is EPDM over metal deck
- T-5 high bay light fixtures
- Rear loaded
- Lot size of 5.35 acres
- Immediate access and visibility to I-95/495
- Abundant onsite retail amenities
- Access to Washington, DC (8 miles) and Baltimore (20 miles)
- Enterprise Zone with tax benefits

AVAILABLE SPACE

7,240 SF

- Office build-to-suit
- 2 loading docks



LEASING INFORMATION

Brian Watts
 443.285.7673
 brian.watts@transwestern.com

Jeff Groves
 443.285.7666
 jeff.groves@transwestern.com

Jason Sullivan
 443.285.7663
 jason.sullivan@transwestern.com

7160 Columbia Gateway Drive
 Suite 210
 Columbia, Maryland 21046

T 443.285.0770
 F 443.285.0660
 www.transwestern.com

