

LANDOVER LOGISTICS CENTER

1811 CABIN BRANCH DRIVE ■ LANDOVER, MD 21085

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FOR LEASE



FEATURES

- 360,550 SF state-of-the-art, cross-dock building
- Build-to-suit office
- 32' minimum clear height
- 90 dock-high doors (9' x 10') and 3 (12' x 16') grade-level doors
- ESFR sprinkler system
- 51 trailer storage positions, expandable to 74, and 210 auto parking spaces
- Building dimensions: 875' x 413'
- 3,000 amp electrical service
- LEED certified
- Immediate access to Downtown D.C. and the Beltway via U.S. 50/Columbia Park Road exit



A joint development of

OAKMONT
INDUSTRIAL GROUP

CHESAPEAKE
Real Estate Group, LLC

Drive Distances

Location	Distance
U.S. Route 50	1 mile
I-95/I-495	3 miles
Washington, D. C. city limits.....	3 miles
Downtown Washington, D.C.....	8 miles
Washington National Airport	13 miles
Northern Virginia	13 miles
BWI Airport.....	28 Miles
Washington Dulles Airport.....	35 Miles

FOR MORE INFORMATION, PLEASE CALL OR EMAIL:

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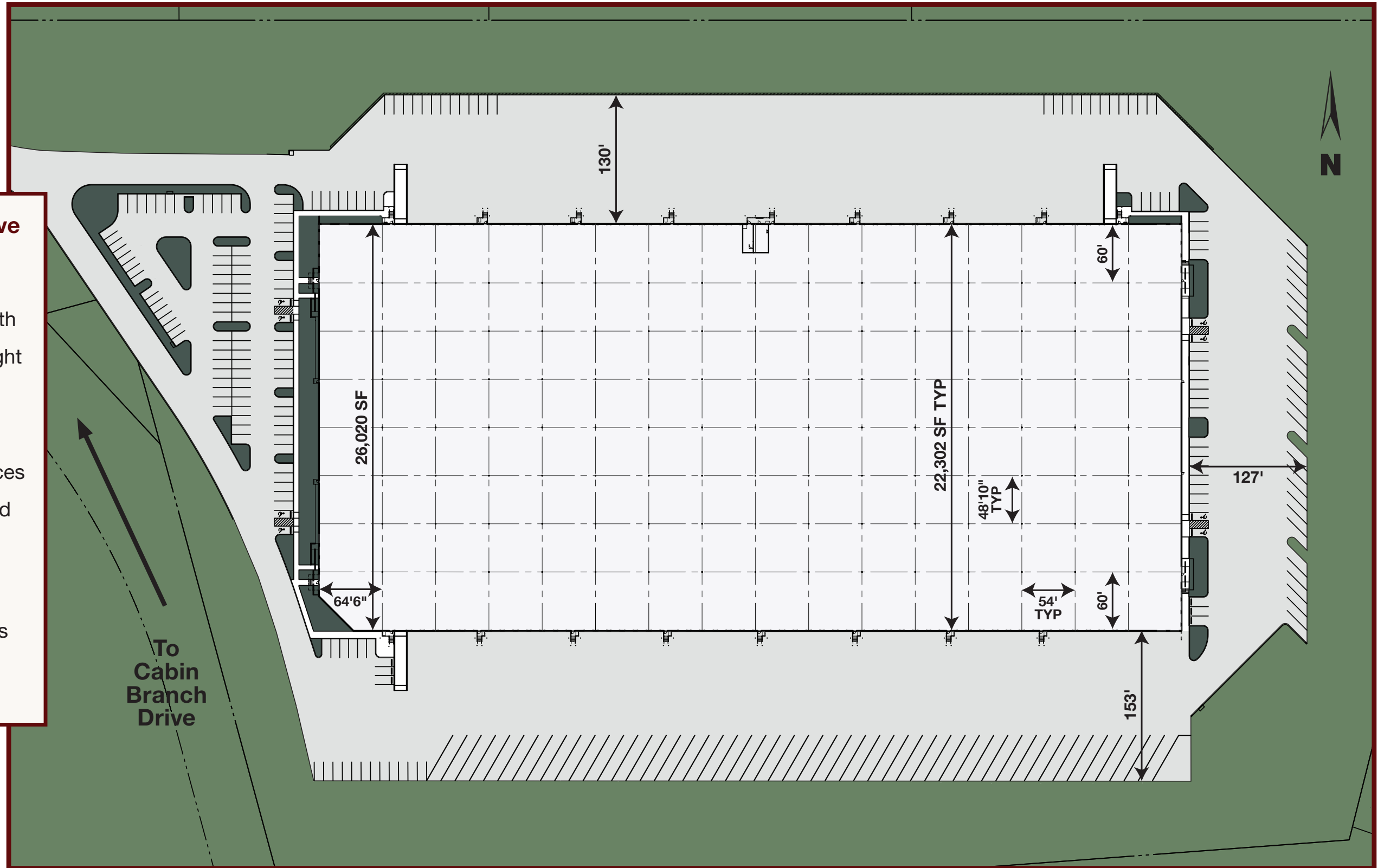
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1811 Cabin Branch Drive

- 360,550 SF available
- Cross-dock - 413' depth
- 32' minimum clear height
- Trailer storage: 51 positions, expandable to 74
- Auto parking: 210 spaces
- 90 dock-high doors and 3 grade-level doors
- Column spacing:
 - 54' x 48' 10" interior column spacing
 - 54' x 60' loading bays
- 3,000 amp electrical service



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