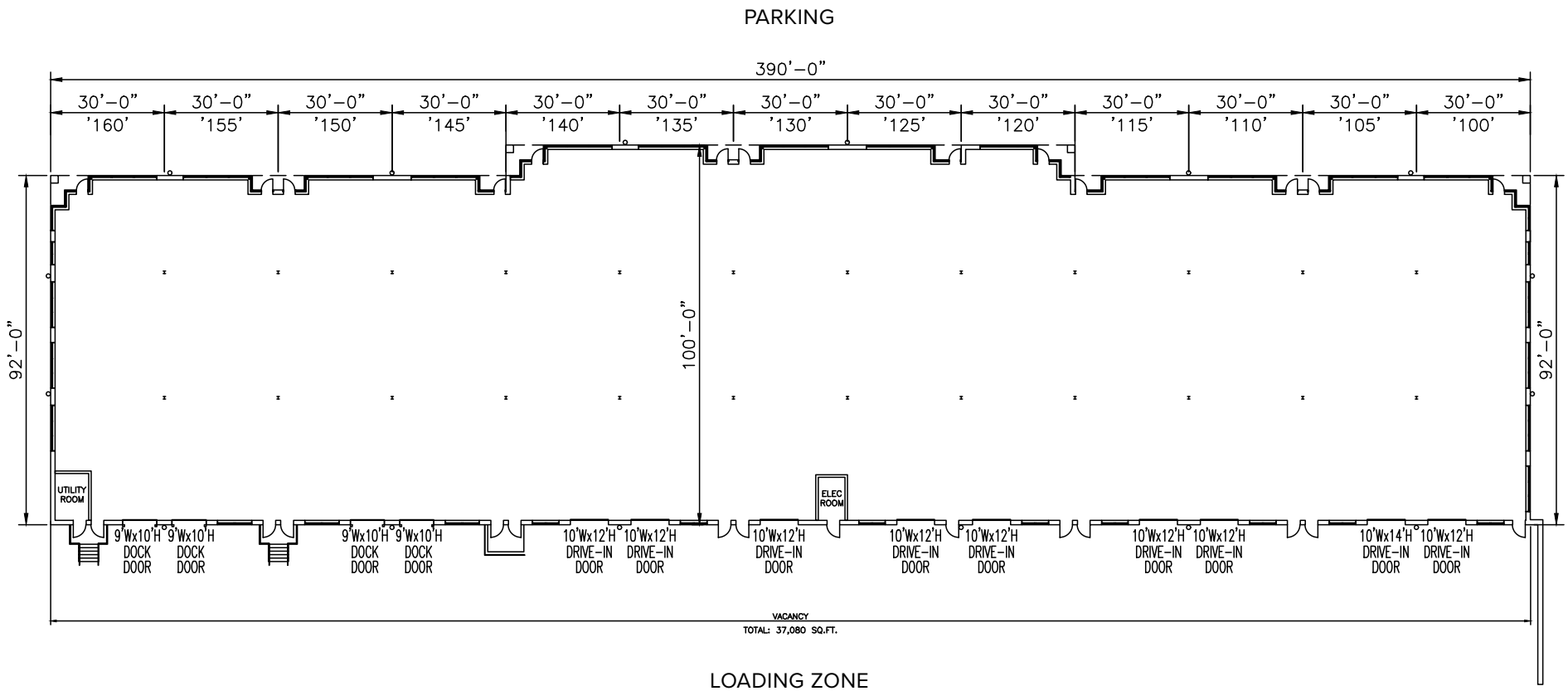


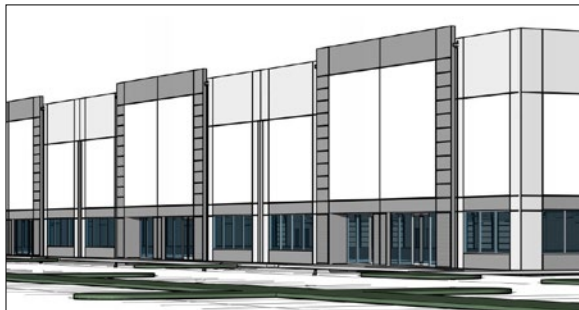
TOTAL SF AVAILABLE:
2,760-37,080 SF



About Arcadia Business Park

Arcadia Business Park is a 61-acre business community located off MD Route 85 (Buckeystown Pike). The initial phase of development will include two R&D/office/flex buildings and one high-bay warehouse building. On completion, the project will consist of approximately 560,000 sq. ft. of R&D/office/flex and high-bay warehouse space. The project has the preferred LI zoning allowing a wide-range of uses including biotech, office, warehouse, distribution, and manufacturing. Each building will feature dock and drive-in loading with ample parking.

Arcadia Business Park is conveniently located within the I-270 biotech cluster with convenient access to Washington, D.C., Northern Virginia and Baltimore Metropolitan areas. I-270, located one mile from the business park, provides direct access to regional thorough-fares of I-70, I-495, I-81, and US 15. Abundant retail amenities surround Arcadia Business Park, including Westview Promenade and Francis Scott Key Mall.



R&D/OFFICE/FLEX SPACE

R&D/OFFICE/FLEX BUILDINGS

4715 Arcadia Drive 37,080 SF

4725 Arcadia Drive 45,120 SF

R&D/OFFICE/FLEX SPECIFICATIONS

Suite Sizes	2,520 up to 45,120 SF
Ceiling Height	16 - 18 ft. clear minimum
Loading	Dock and drive-in
Roof	TPO
Walls	Brick on block
Offices	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Natural Gas
Zoning	LI - Limited Industrial



HIGH-BAY WAREHOUSE SPACE

HIGH-BAY WAREHOUSE BUILDING

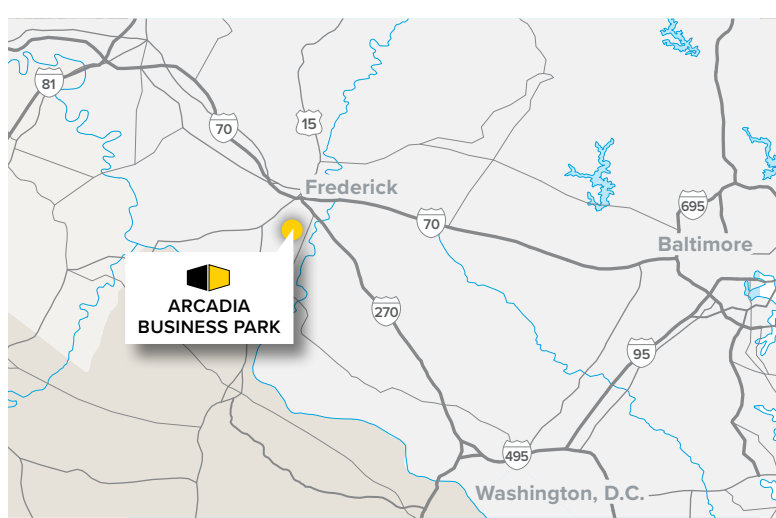
4735 Arcadia Drive 112,000 SF

HIGH-BAY WAREHOUSE SPECIFICATIONS

Ceiling Height	32 ft. clear minimum
Column Span	50 ft. x 52 ft.
Building Depth	200 ft.
Truck Court	130 ft.+
Exterior Walls	Tilt-up
Loading	Dock and drive-in
Office	Built to suit
Parking	2 spaces per 1,000 SF & loading
Heat	Natural Gas
Sprinkler	ESFR
Zoning	LI - Limited Industrial



For illustration purposes only. Illustration subject to change



Distances to:

- I-270 1 mile
- I-70 2 miles
- Frederick Airport 3.5 miles
- Leesburg, VA 23 miles
- I-495 (Capital Beltway) 31 miles
- Dulles Airport 39 miles
- Washington, DC (Downtown) 42 miles
- BWI Airport 48 miles

About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



5104 Pegasus Court | Suite A
 Frederick, Maryland 21704
301.682.9215 | SJPI.COM
 MD | CO | LA | NV | PA | UT | VA | WI

Connect with us @stjohnprop    

For more information on Arcadia Business Park, visit: sjpi.com/arcadia

For additional leasing information or to schedule a tour, contact:

Danny Foit
 Leasing Representative
 301.682.9215 | dfoit@sjpi.com

Matthew Holbrook
 Regional Partner,
 Virginia & Central Maryland
 301.682.9215 | mholbrook@sjpi.com



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 05/19