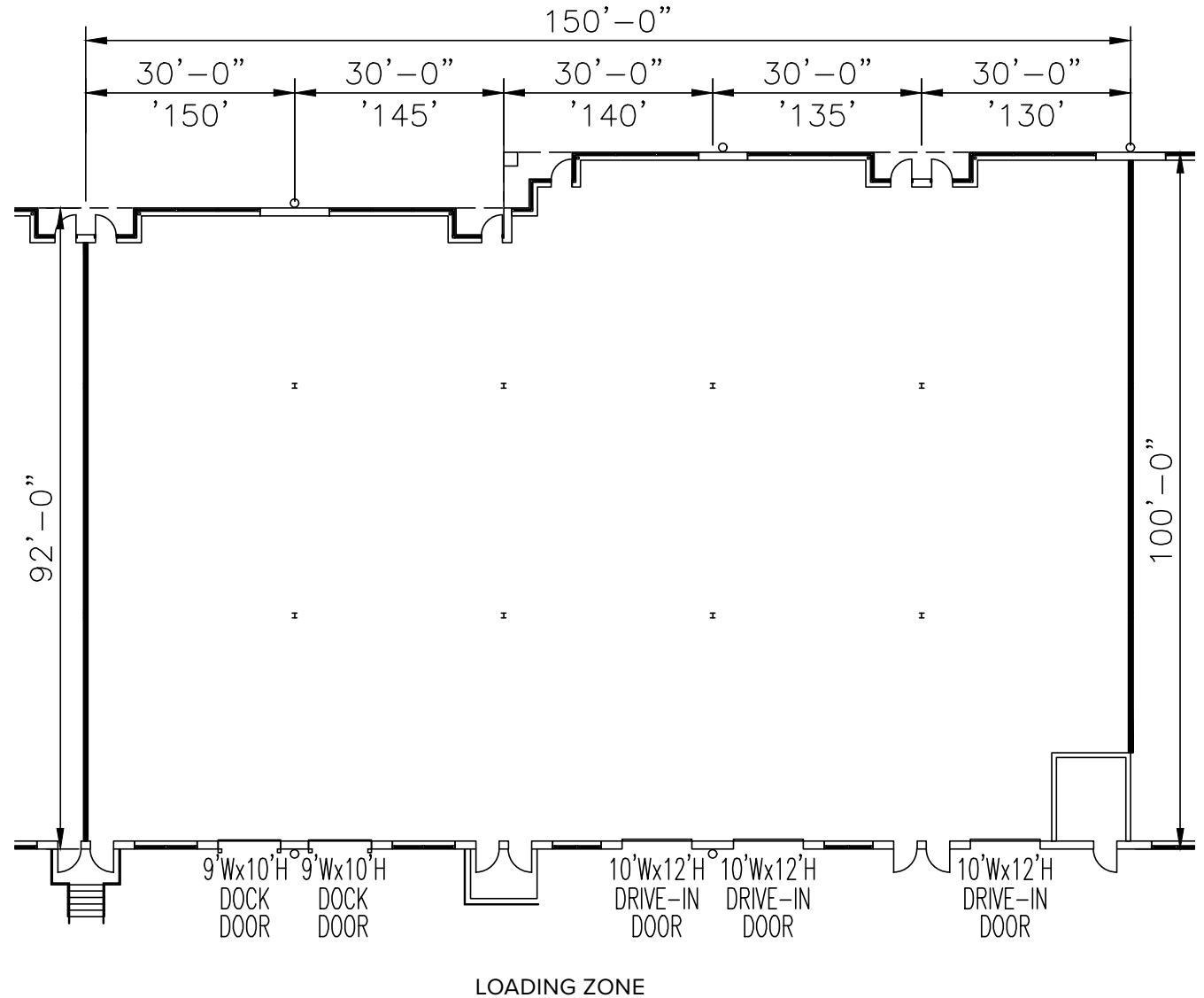
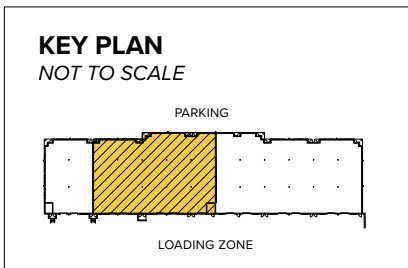




Total SF Available:
Up to 14,520 SF

New LEED Gold Certified flex/R&D shell space with (3) 10'x12' rear drive-in doors, (2) 9'x10' dock doors



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.

About Arcadia Business Park

Arcadia Business Park is a 61-acre business community located off MD Route 85 (Buckeystown Pike). On completion, the project will consist of approximately 586,640 square feet 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.

Below, From Top to Bottom: 4735 Arcadia Drive, high-bay warehouse; drone of Arcadia Business Park campus; rear loading capabilities of flex/R&D buildings



R&D/Office/Flex Buildings

4714 Arcadia Drive	32,040 SF
4715 Arcadia Drive	37,080 SF
4724 Arcadia Drive	48,120 SF
4725 Arcadia Drive	45,120 SF

R&D/Office/Flex Specifications

Suite Sizes	2,760 up to 48,120 SF
Ceiling Height	
4714, 4724 & 4725 Arcadia Dr	16 ft. clear minimum
4715 Arcadia Drive	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 Building

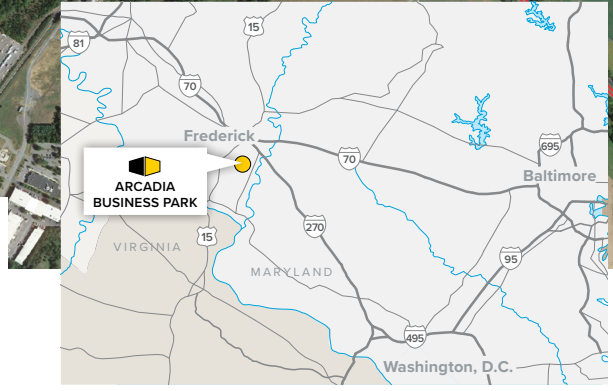
4735 Arcadia Drive	112,000 SF	
4754 Arcadia Drive	125,082 SF	
Building E	93,600 SF	FUTURE
Building F	93,600 SF	FUTURE

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 zones
Heat	Natural Gas
Sprinkler	ESFR
Zoning	LI - Limited Industrial

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





Distances to:

BWI Airport	48 miles
Interstate 70	2 miles
Interstate 270	1 mile
Frederick Airport	3.5 miles
Leesburg, VA	23 miles
Interstate 495 (Capital Beltway)	31 miles
Dulles Airport	39 miles
Washington, D.C. (Downtown)	42 miles

Contact Us

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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 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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