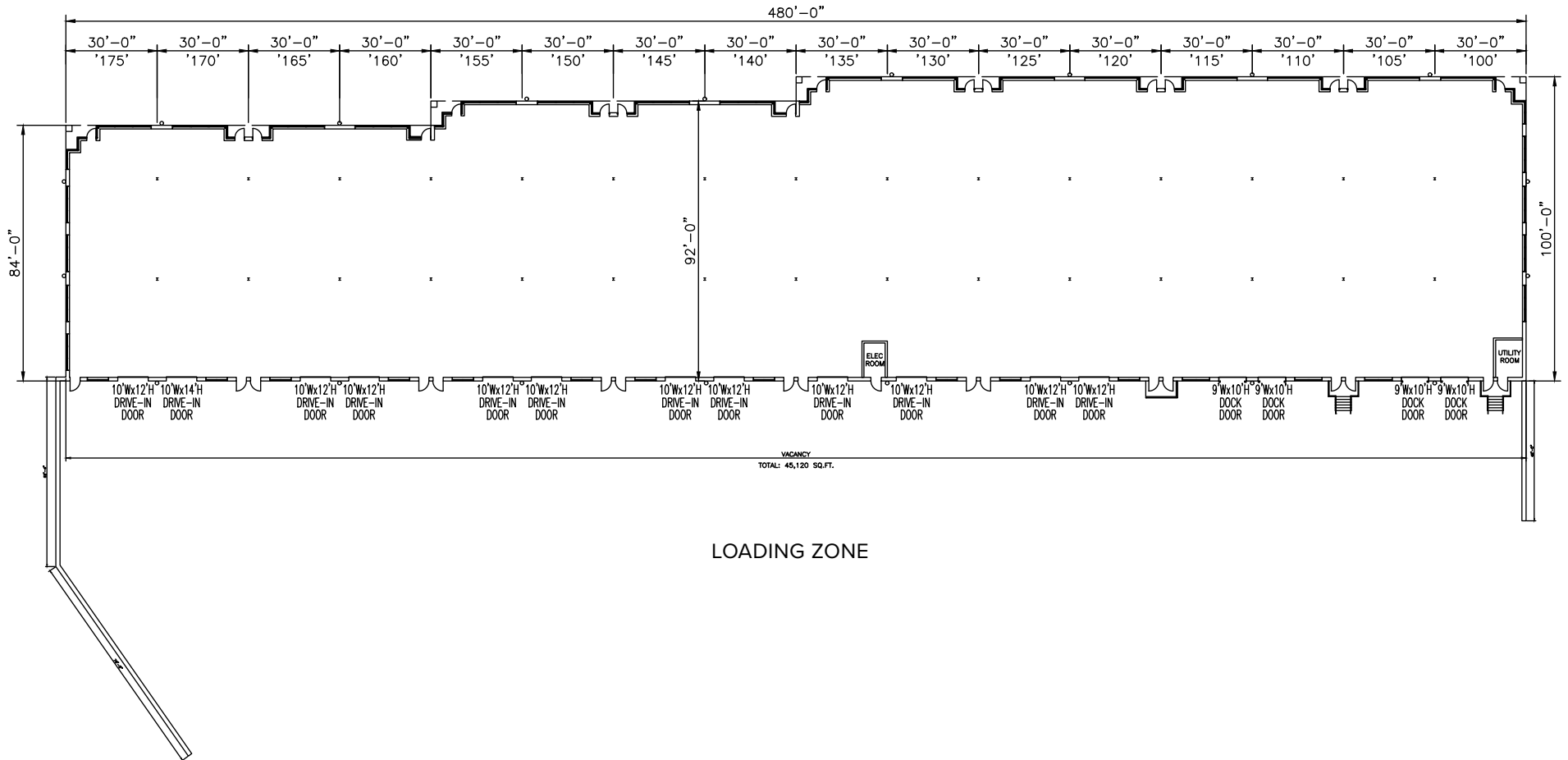


**TOTAL SF AVAILABLE:**  
2,520-41,120 SF

PARKING

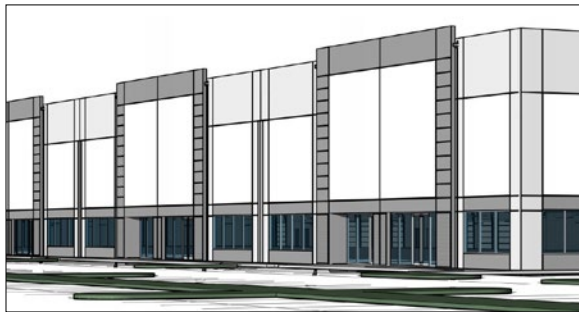


LOADING ZONE

## 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

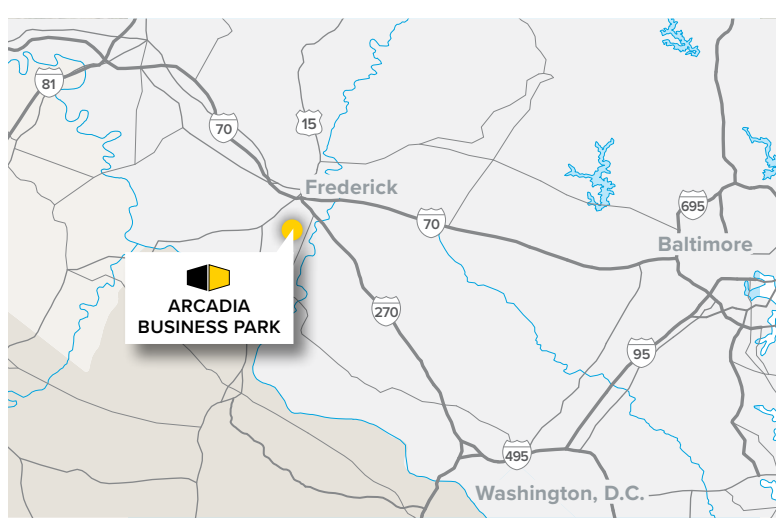
Heat Natural Gas

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.



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Connect with us @stjohnprop    

For more information on Arcadia Business Park, visit: [sjpi.com/arcadia](http://sjpi.com/arcadia)

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