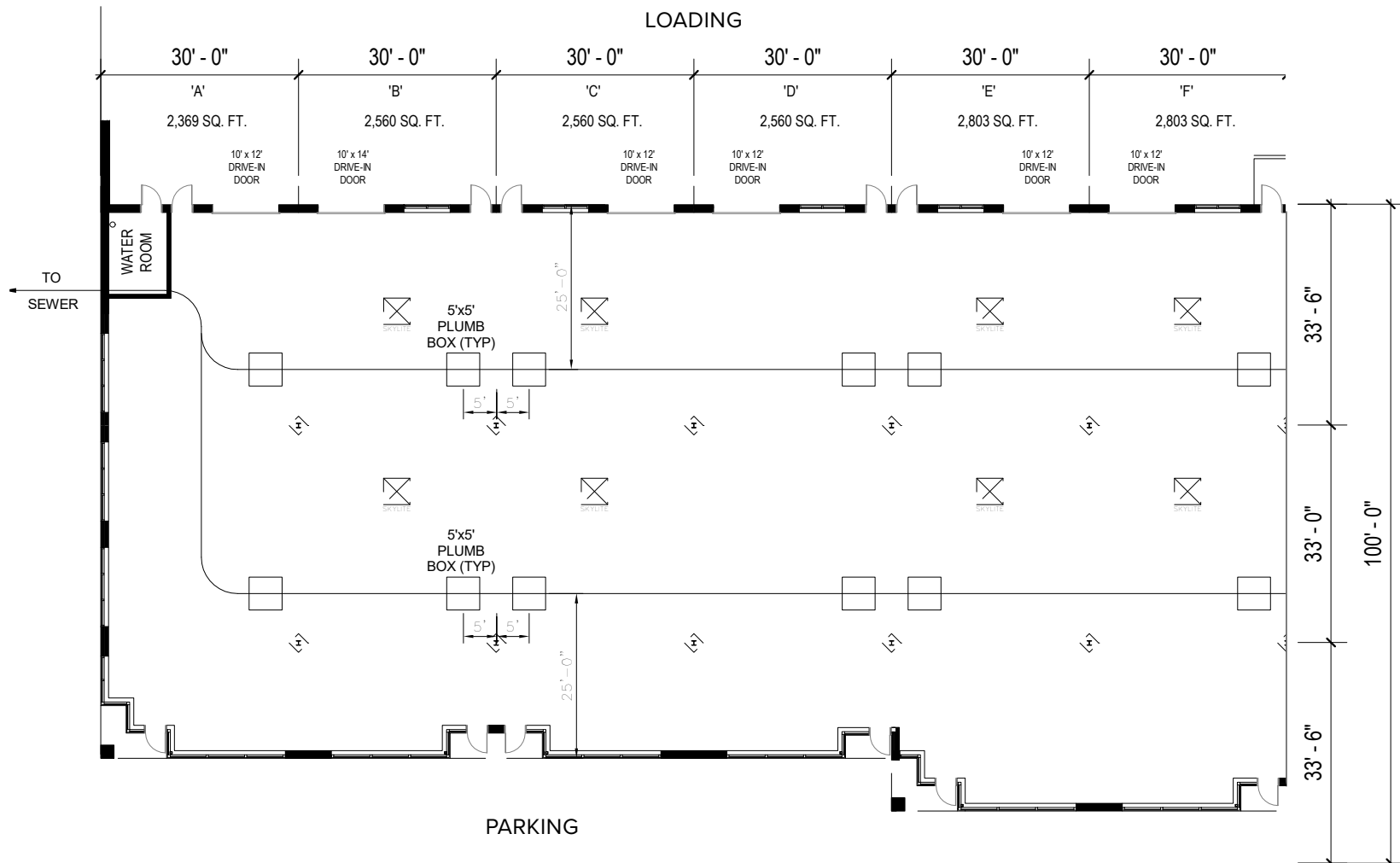


**Total SF Available:**  
2,405 up to 15,691 SF

[Take a Virtual Tour](#)



*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 Waugh Chapel Business Park

Waugh Chapel Business Park an 24-acre business community located adjacent to Waugh Chapel Towne Centre in Gambrills, Maryland. Located immediately off Crain Highway (MD Route 3), the mixed-use community offers quick connections to Annapolis, Baltimore, Fort Meade, or Washington by way of Interstate 97, MD Routes 32, 175, and US 50.

Upon completion the community will include seven flex/R&D buildings totaling 226,840 square feet of space, offering both dock and drive-in loading. Two additional retail buildings and a self-storage facility will also be located on site.

Waugh Chapel Towne Centre is a main street-style shopping center, offering a wide variety of restaurants and amenities, including Target and Wegmans, in addition to luxury single-family homes and multi-family rental units.

### Traffic Count (MDOT)

MD Rt. 3 at S. Main Chapel Way: 62,130 vehicles/day

### Demographics

	1 Mile	3 Miles	5 Miles
Population	10,379	52,504	91,714
Avg. Household Income	\$136,269	\$133,373	\$132,131



981 Waugh Chapel Way, self-storage rendering



## Flex/R&D Space

### Flex/R&D Buildings

980 Waugh Chapel Way 34,120 SF FUTURE

982 Waugh Chapel Way 33,120 SF FUTURE

983 Waugh Chapel Way 33,120 SF

984 Waugh Chapel Way 30,120 SF FUTURE

985 Waugh Chapel Way 33,120 SF

986 Waugh Chapel Way 30,120 SF FUTURE

987 Waugh Chapel Way 33,120 SF

### Flex/R&D Specifications

LEED Designed Silver

Suite Sizes 2,520 SF up to 34,120 SF

#### Ceiling Height

980, 982, 984 & 986  
Waugh Chapel Way 16 ft. clear minimum

983, 985 & 987  
Waugh Chapel Way 18 ft. clear minimum

Parking 4 spaces per 1,000 SF

Heat Gas

Roof TPO

Exterior Walls Brick on block

Loading Drive-in & dock loading

Zoning MXD-R

## Self-Storage Space

### Self-Storage Building

981 Waugh Chapel Way 133,100 SF FUTURE

For more information on  
Waugh Chapel Business Park, visit:  
[sjpi.com/waughchapel](http://sjpi.com/waughchapel)



**Waugh Chapel Business Park**



**Distances to:**

Annapolis, MD (Downtown) .....	15 miles
Baltimore, MD (Downtown) .....	21 miles
BWI Airport .....	14 miles
Fort Meade .....	11 miles
Interstate 97 .....	4 miles
Interstate 495 (Capital Beltway) .....	14 miles
Interstate 695 (Baltimore Beltway) .....	14 miles
US 50 .....	6 miles
Washington, D.C. ....	24 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 20 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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