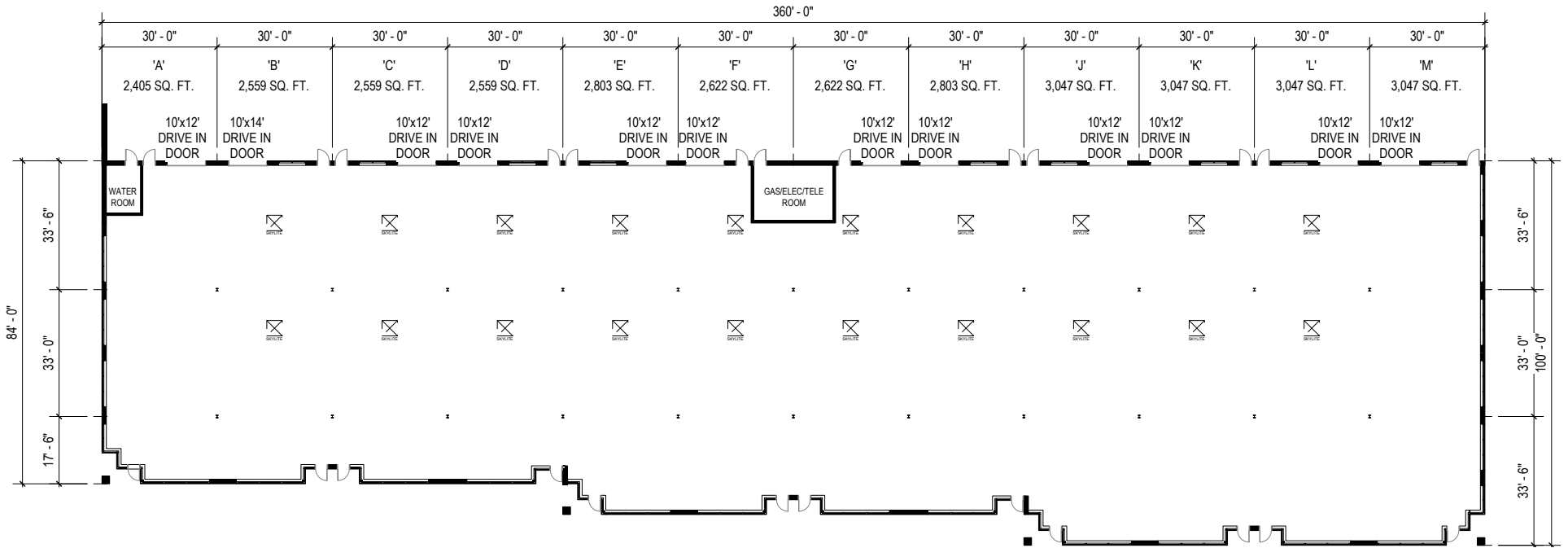


**TOTAL SF AVAILABLE:**  
2,520-33,120 SF

LOADING



PARKING

## About Waugh Chapel Business Park

Waugh Chapel Business Park is adjacent to Waugh Chapel Towne Centre in Gambrills Maryland. Located immediately off MD Rt. 3 (Crain Highway), the mixed-use community offers quick connections to Baltimore or Washington by way of I-97, MD Rt. 32, MD Rt. 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	LEED SILVER DESIGNED
984 Waugh Chapel Way	30,120 SF	FUTURE
985 Waugh Chapel Way	33,120 SF	LEED SILVER DESIGNED
986 Waugh Chapel Way	30,120 SF	FUTURE
987 Waugh Chapel Way	33,120 SF	LEED SILVER DESIGNED

### FLEX/R&D SPECIFICATIONS

LEED ( <i>select buildings</i> )	Core & shell
Suite Sizes	2,520 SF up to 34,120 SF
Ceiling Height	
983, 985 & 987 Waugh Chapel Way	18 ft. clear minimum
980, 982, 984 & 986 Waugh Chapel Way	20 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

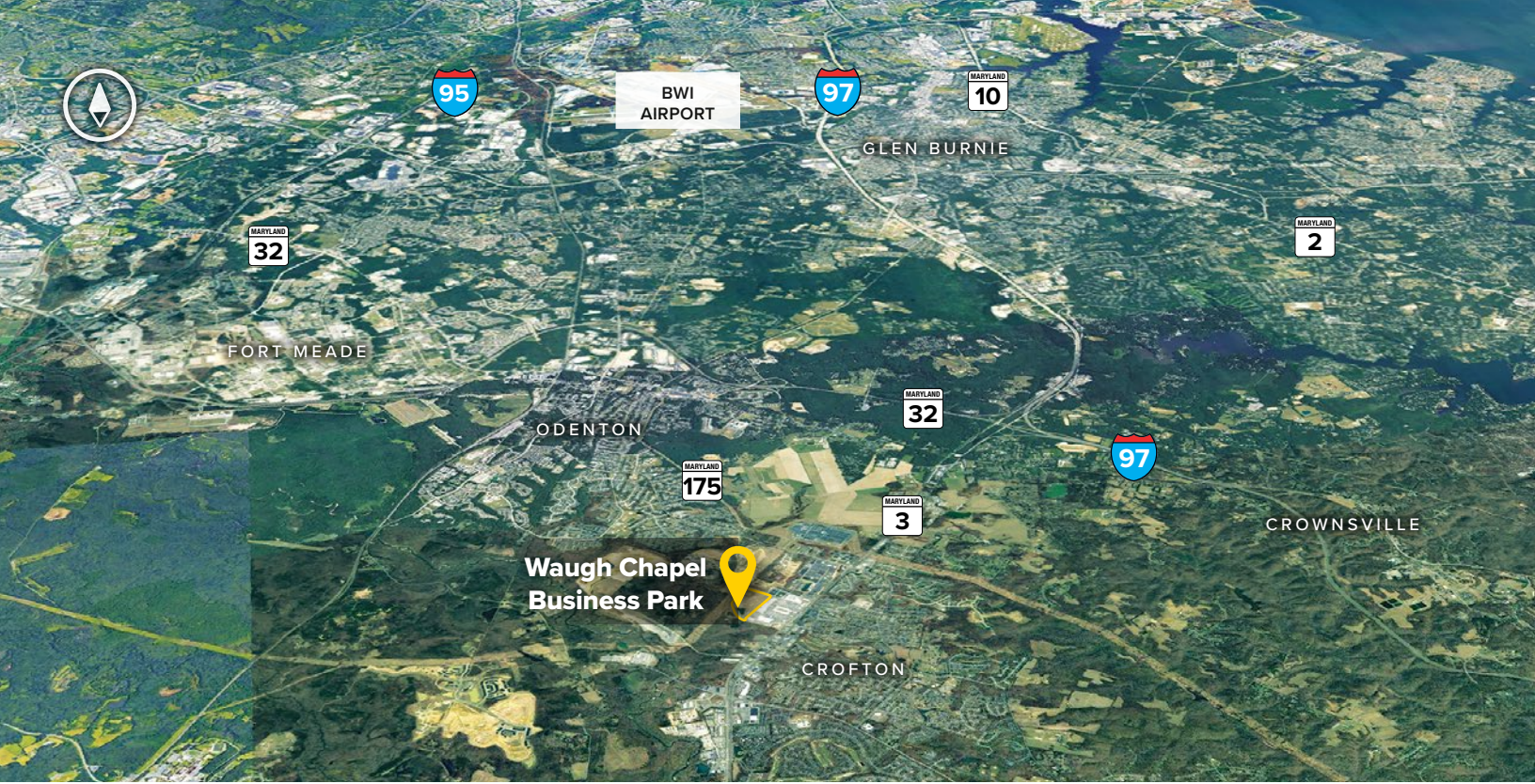
## SELF-STORAGE SPACE

### SELF-STORAGE BUILDING

981 Waugh Chapel Way	133,100 SF	FUTURE
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For more information on  
Waugh Chapel Business Park, visit:  
[sjpi.com/waughchapel](http://sjpi.com/waughchapel)





**Distances to:**

Annapolis (Downtown) .....	15 miles
Baltimore (Downtown) .....	21 miles
BWI Airport .....	14 miles
Fort Meade .....	11 miles
I-495 (Capital Beltway) .....	14 miles
I-695 (Baltimore Beltway) .....	14 miles
I-97 .....	4 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 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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