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**NORTHEAST BATTERY LEASES 11,300 SQUARE FEET OF SPACE WITH ST. JOHN PROPERTIES AT WAUGH CHAPEL BUSINESS PARK**

*National distributor of batteries serving automotive, industrial and commercial industries, joins Pepco Government Services at Anne Arundel County mixed-use business community*

**BALTIMORE, MD** (March 16, 2021) – **Northeast Battery & Alternator, LLC**, along with its affiliate Tri-State Battery & Alternator, LLC, signed a lease for 11,300 square feet of space at Waugh Chapel Business Park in Anne Arundel County. The national companies engage in the distribution of batteries serving multiple industry sectors including golf, automotive, commercial, industrial, lawn and garden and powersports. Waugh Chapel Business Park is a mixed-use business community being developed in a joint partnership between **St. John Properties, Inc.** and **Reliable Contracting Company**. At final build-out, the development in Gambrills will support more than 226,000 square feet of flex/R&D space. **Brooke Harlander** of St. John Properties represented the landlord in this transaction.

Northeast Battery and Tri-State Battery, both Stored Energy Holdings Inc. (SEHI) companies, will together occupy space at 983 Waugh Chapel Way, a 33,120 square foot single-story flex/R&D building. Pepco Government Services, a division of Exelon Generation Company, LLC, recently relocated from Lanham in Prince George's County into 6,000 square feet of space in the building. Both Northeast Battery and Tri-State Battery will be operating out of the new building, providing area businesses with access to all brands and lines, conveniently under one roof.

Headquartered in Massachusetts, the company and its affiliates operate regional sales and distribution centers in seven states including Delaware, Maryland, New York, Pennsylvania, Ohio and Virginia. Northeast Battery's Maryland location will be relocating and expanding from their current space at St. John Properties' Caton Research Center in Baltimore County. Tri-State Battery will be re-locating from their current space in Gambrills. Founded in 1985, Northeast Battery maintains a proactive battery recycling program to further its corporate mission for sustainability. The company also provides products serving the motive power, marine and recreational vehicle, renewable energy and stationary backup industries.

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“The Waugh Chapel location provides a regional presence to our both of our SEHI companies and, given the proximity of major highways to the business community, enables our team to more easily access Columbia, suburban sections of Maryland into Washington, D.C. and Annapolis, where we are experiencing particularly strong customer growth and activity,” explained **John Tilly**, President of SEHI, Northeast Battery and Tri-State Battery. “The single-story building with loading docks and generous warehouse and office space also provides the flexibility we were seeking to serve different operational functions.”

St. John Properties and Reliable Contracting have completed construction on three single-story flex/R&D buildings comprising approximately 100,000 square feet of speculative space at Waugh Chapel Business Park. The 24-acre business community is located adjacent to Waugh Chapel Towne Centre off MD Route 3. Each building features 18-foot ceiling heights, dock or drive-in loading, and is surrounded by a free surface parking lot. They were designed to achieve LEED certification from the U. S. Green Building Council (USGBC) based on the use of eco-friendly materials and systems that save resources and contribute to a healthy interior working environment.

“We continue to field extremely strong interest from companies seeking space at Waugh Chapel Business Park, as end-users are attracted to its location in a mixed-use community with an outstanding array of amenities along MD Route 3. The community is ideal for professional service providers, or those with various flex/office requirements,” explained **Sean Doordan**, Senior Vice President of Leasing and Acquisitions for St. John Properties. “SEHI, Northeast Battery and Tri-State Battery, companies with both office and warehouse space needs, represented the ideal client for this business community.”

Waugh Chapel Business Park is positioned approximately 15 miles from Annapolis, 20 miles from Baltimore and Columbia and 24 miles from Washington, D.C. with Baltimore-Washington International Airport located 14 miles from the business community. Nearly 55,000 people reside within a three-mile radius with an average household income exceeding \$133,000. More than 62,000 vehicles pass the business community on a daily basis.

Founded in 1971 and headquartered in Baltimore, Maryland, St. John Properties, Inc. is one of the Mid-Atlantic’s largest privately held commercial real estate firms. The company is distinguished by their commitment to customer service, achievements in green building, and top-rated workplace culture. Throughout St. John Properties’ 50-year history, the company has developed more than 21 million square feet of flex/R&D, Office, Retail and

Warehouse space serving more than 2,500 clients in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Virginia, Utah, and Wisconsin. For more information about the company, visit [www.sjpi.com](http://www.sjpi.com).