

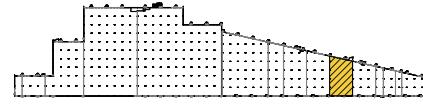


**Total SF Available:**  
13,308 SF

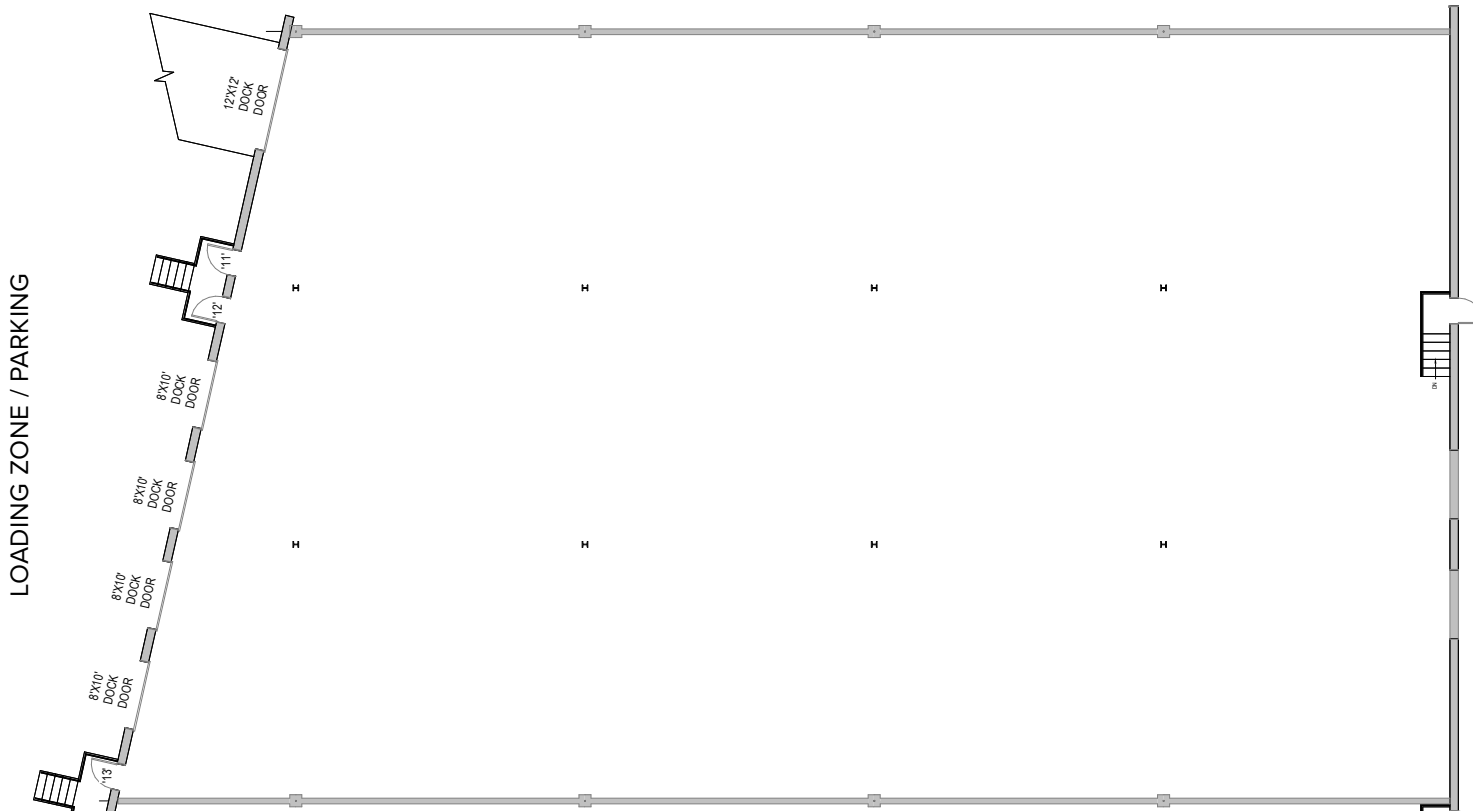
*Bulk warehouse space with 22' clear heights, 8'x10' dock doors (4), and 12'x12' dock door (1)*

**KEY PLAN**  
NOT TO SCALE

LOADING ZONE / PARKING



*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 Laurel Business Center

Laurel Business Center is located in Laurel, off Cherry Lane in Prince George's County, Maryland. The center is composed of two bulk/warehouse buildings totaling 699,450 square feet of space. The buildings feature a wet sprinkler system, steel joists and 6 foot concrete floors.

The business center is situated immediately off Mayland Route 1, and is less than one mile from the Towne Centre at Laurel. The location offers easy access to Interstate 95 and the Baltimore-Washington Parkway (MD 295), within minutes of Fort Meade and BWI Airport, and is halfway between the Baltimore and Washington, D.C. markets.

### Bulk/Warehouse Building

|                  |            |
|------------------|------------|
| 8610 Cherry Lane | 354,000 SF |
|------------------|------------|

|                  |            |
|------------------|------------|
| 8660 Cherry Lane | 345,451 SF |
|------------------|------------|

### Bulk/Warehouse Specifications

|              |                      |
|--------------|----------------------|
| Clear Height | 22 ft. clear minimum |
|--------------|----------------------|

|         |               |
|---------|---------------|
| Offices | Built to suit |
|---------|---------------|

|      |             |
|------|-------------|
| Heat | Natural Gas |
|------|-------------|

|             |                 |
|-------------|-----------------|
| Column Span | 30 ft. x 33 ft. |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Exterior Walls | Masonry |
|----------------|---------|

|         |                   |
|---------|-------------------|
| Loading | Dock and drive-in |
|---------|-------------------|

|        |     |
|--------|-----|
| Zoning | I-1 |
|--------|-----|



*For more information on Laurel Business Center, visit: [sjpi.com/laurelbusiness](http://sjpi.com/laurelbusiness)*





**Distances to:**

|                                |           |
|--------------------------------|-----------|
| Baltimore, MD (Downtown) ..... | 18 miles  |
| BWI Airport .....              | 12 miles  |
| Fort Meade .....               | 5 miles   |
| Interstate 95 .....            | 2 miles   |
| Interstate 295 .....           | 2.7 miles |
| Interstate 495 .....           | 8 miles   |
| Interstate 695 .....           | 14 miles  |
| Washington, D.C. ....          | 17miles   |

# Contact Us

For additional leasing information or to schedule a tour, contact:

**Mike White**  
 Leasing Representative  
 mwhite@sjpi.com  
 410.369.1295

**Corporate Headquarters:**  
 2560 Lord Baltimore Drive  
 Baltimore, MD 21244  
**410.788.0100 | SJPI.COM**



**Scan with your mobile device to take a virtual tour, download floor plans and more!**

**About St. John Properties**

St. John Properties, Inc. is one of the nation’s largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

Connect with us @stjohnprop



*This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 03/23*