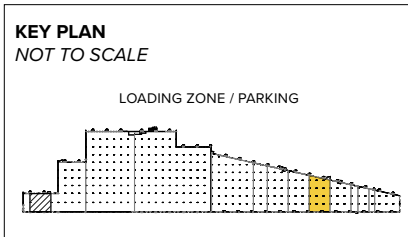


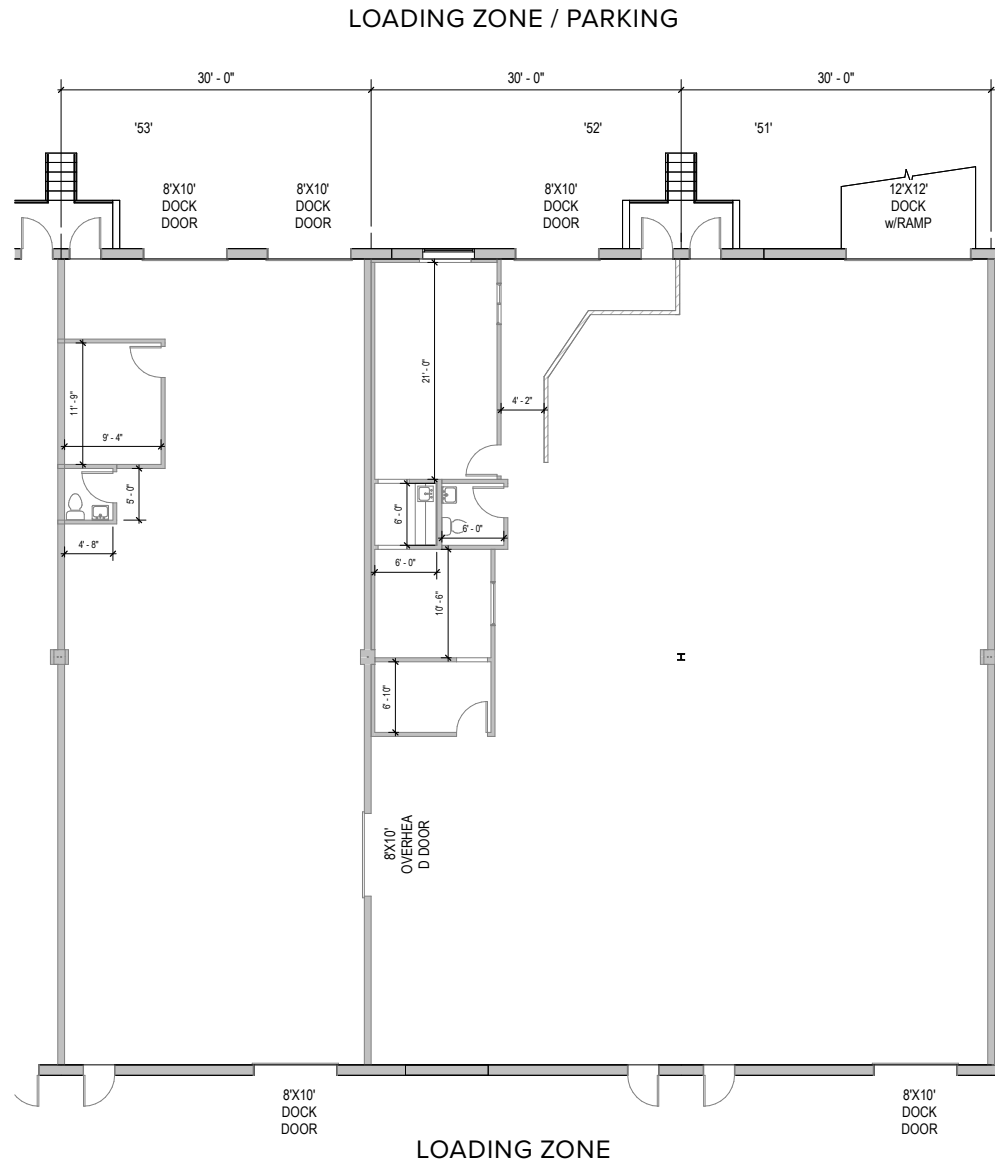


Total SF Available:
7,200 SF

740 sq. ft. office, 6,460 sq. ft. bulk warehouse, 22' clear height, 8'x10' dock doors (3), and 12'x12' dock door with ramp (1)



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





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