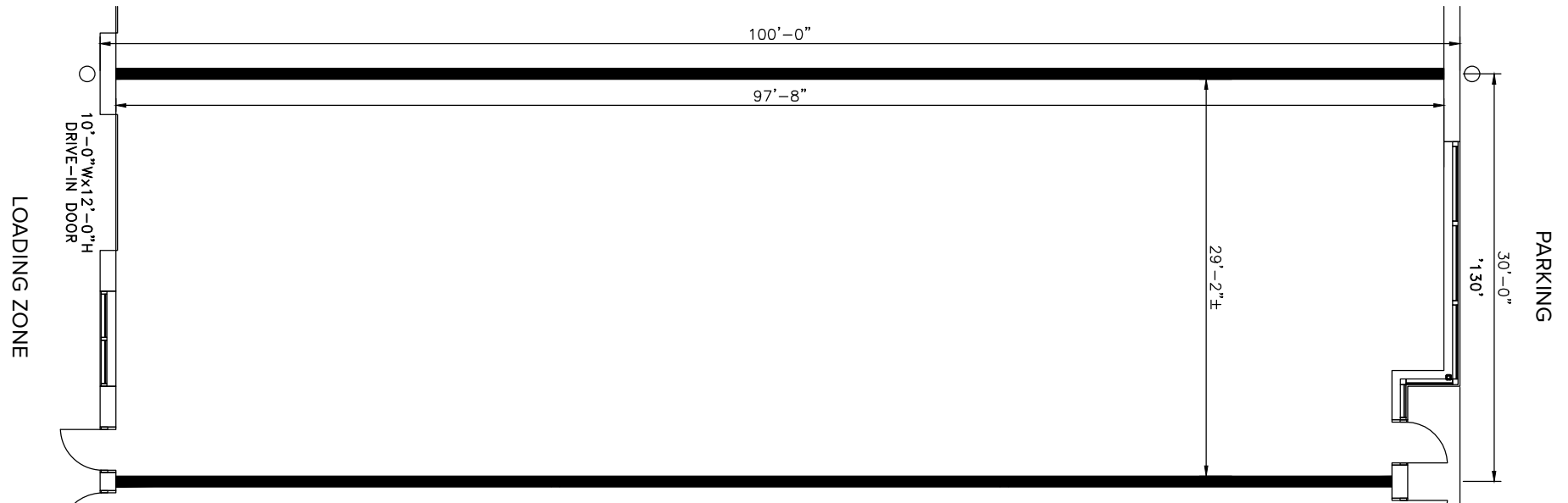




**Total SF Available:**  
3,000 SF

Shell space with 10'x12' drive-in door (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 Arcadia Business Park

Arcadia Business Park is a 61-acre business community located off MD Route 85 (Buckeystown Pike). On completion, the project will consist of approximately 519,954 square feet of R&D/office/flex and high-bay warehouse space.

The project has the preferred LI zoning allowing a wide-range of uses including biotech, office, warehouse, distribution, and manufacturing. Each building will feature dock and drive-in loading with ample parking.

Arcadia Business Park is conveniently located within the I-270 biotech cluster with convenient access to Washington, D.C., Northern Virginia and Baltimore Metropolitan areas. Interstate 270, located one mile from the business park, provides direct access to regional thorough-fares of interstates 70, 81, and 495, and US 15.

Abundant retail amenities surround Arcadia Business Park, including Westview Promenade and Francis Scott Key Mall.

*Below, From Top to Bottom: 4735 Arcadia Drive, high-bay warehouse; drone of Arcadia Business Park campus; rear loading capabilities of flex/R&D buildings*



### R&D/Office/Flex Buildings

4714 Arcadia Drive	32,040 SF
4715 Arcadia Drive	37,080 SF
4724 Arcadia Drive	48,120 SF
4725 Arcadia Drive	45,120 SF
4734 Arcadia Drive	60,240 SF
4744 Arcadia Drive	60,240 SF

### R&D/Office/Flex Specifications

Suite Sizes	2,760 up to 48,120 SF
Ceiling Height	16–18 ft. clear minimum
Loading	Dock and drive-in
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Heat	Natural Gas
Zoning	LI - Limited Industrial

### High-Bay Warehouse Building

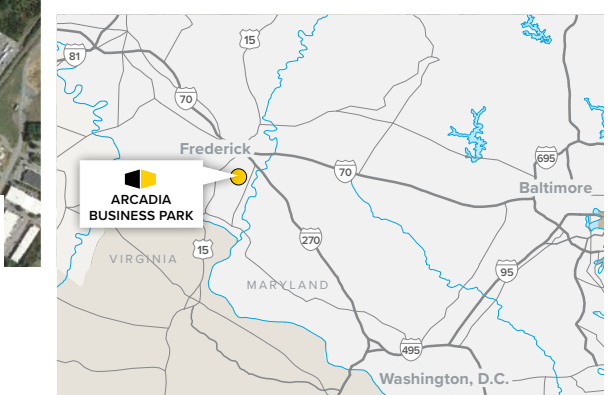
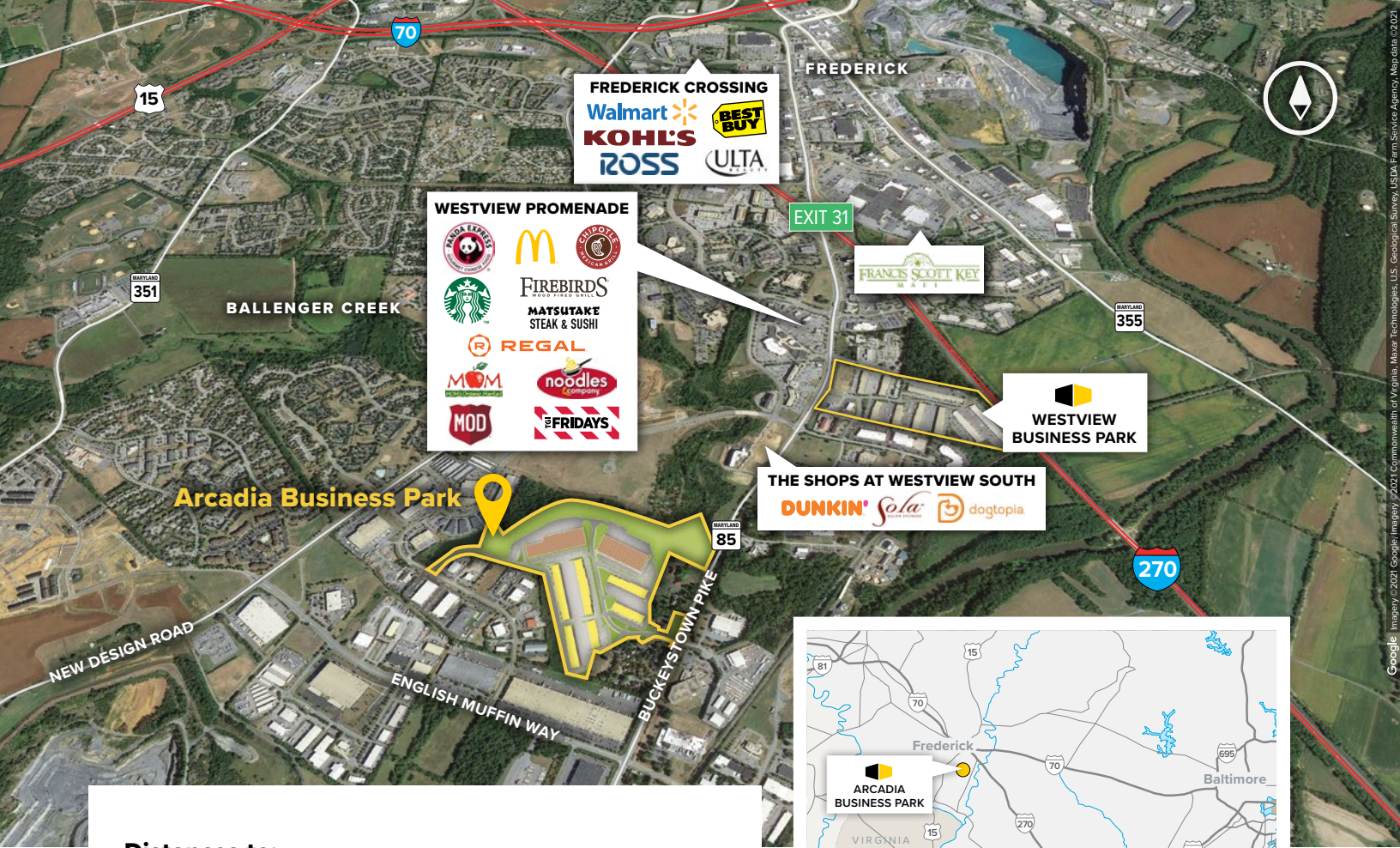
4735 Arcadia Drive	112,032 SF
4754 Arcadia Drive	125,082 SF

### High-Bay Warehouse Specifications

Ceiling Height	32 ft. clear minimum
Column Span	50 ft. x 52 ft.
Building Depth	200 ft.
Truck Court	130 ft.+
Construction	Tilt-up
Loading	Dock and drive-in
Parking	2 spaces per 1,000 SF & loading zones
Heat	Natural Gas
Sprinkler	ESFR
Zoning	LI - Limited Industrial

For more information on Arcadia Business Park, visit: [sjpi.com/arcadia](http://sjpi.com/arcadia)





**Distances to:**

BWI Airport .....	54 miles
Interstate 70 .....	3 miles
Interstate 270 .....	1.5 miles
Frederick Municipal Airport .....	6.5 miles
Leesburg, VA .....	25 miles
Interstate 495 (Capital Beltway) .....	32 miles
Dulles International Airport .....	40 miles
Washington, D.C. (Downtown) .....	43 miles

# Contact Us

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**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.

St. John Properties' Virginia and Central Maryland regional office has developed and owns more than 4 million square feet of commercial space in Frederick County, Maryland as well as Loudoun and Prince William Counties in Virginia.



*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 08/24*