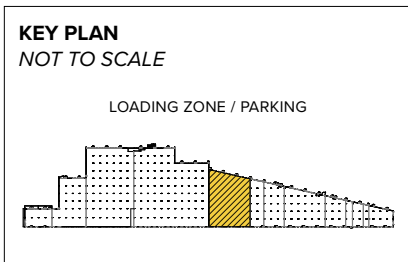


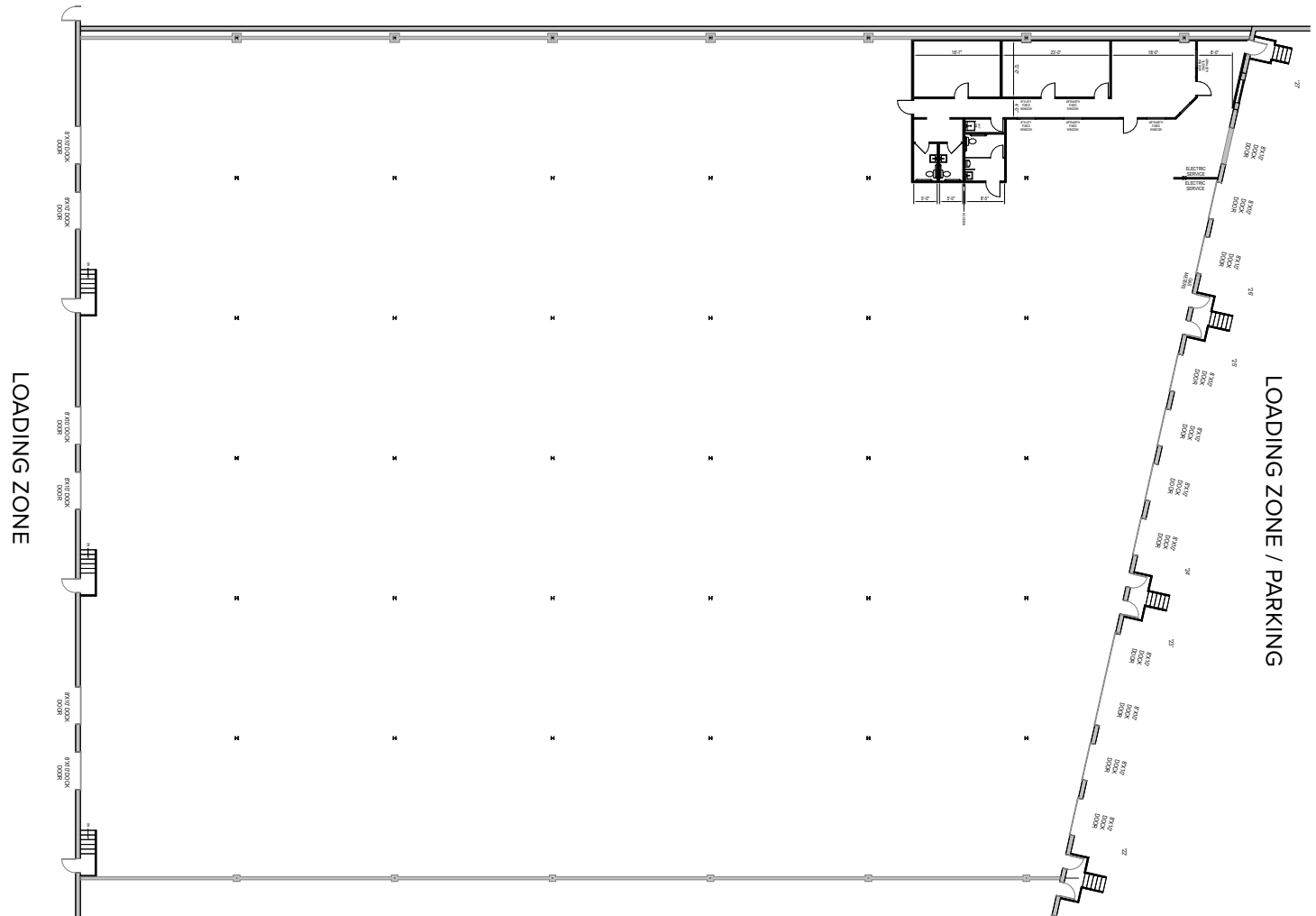


**Total SF Available:**  
41,841 SF

1,790 sq. ft. existing office,  
40,051 sq. ft. partially  
conditioned warehouse with  
22' clear height, 8'x10' dock  
doors (7), 8'x10' dock door  
with ramp (1), and 20'X18'  
dock door with ramp



**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
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8660 Cherry Lane	345,451 SF
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### Bulk/Warehouse Specifications

Clear Height	22 ft. clear minimum
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Offices	Built to suit
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Heat	Natural Gas
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Column Span	30 ft. x 33 ft.
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Exterior Walls	Masonry
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Loading	Dock and drive-in
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Zoning	IE (formerly I-1)
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For more information on Laurel Business Center, visit: [sjpi.com/laurelbusiness](http://sjpi.com/laurelbusiness)





**Distances to:**

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

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