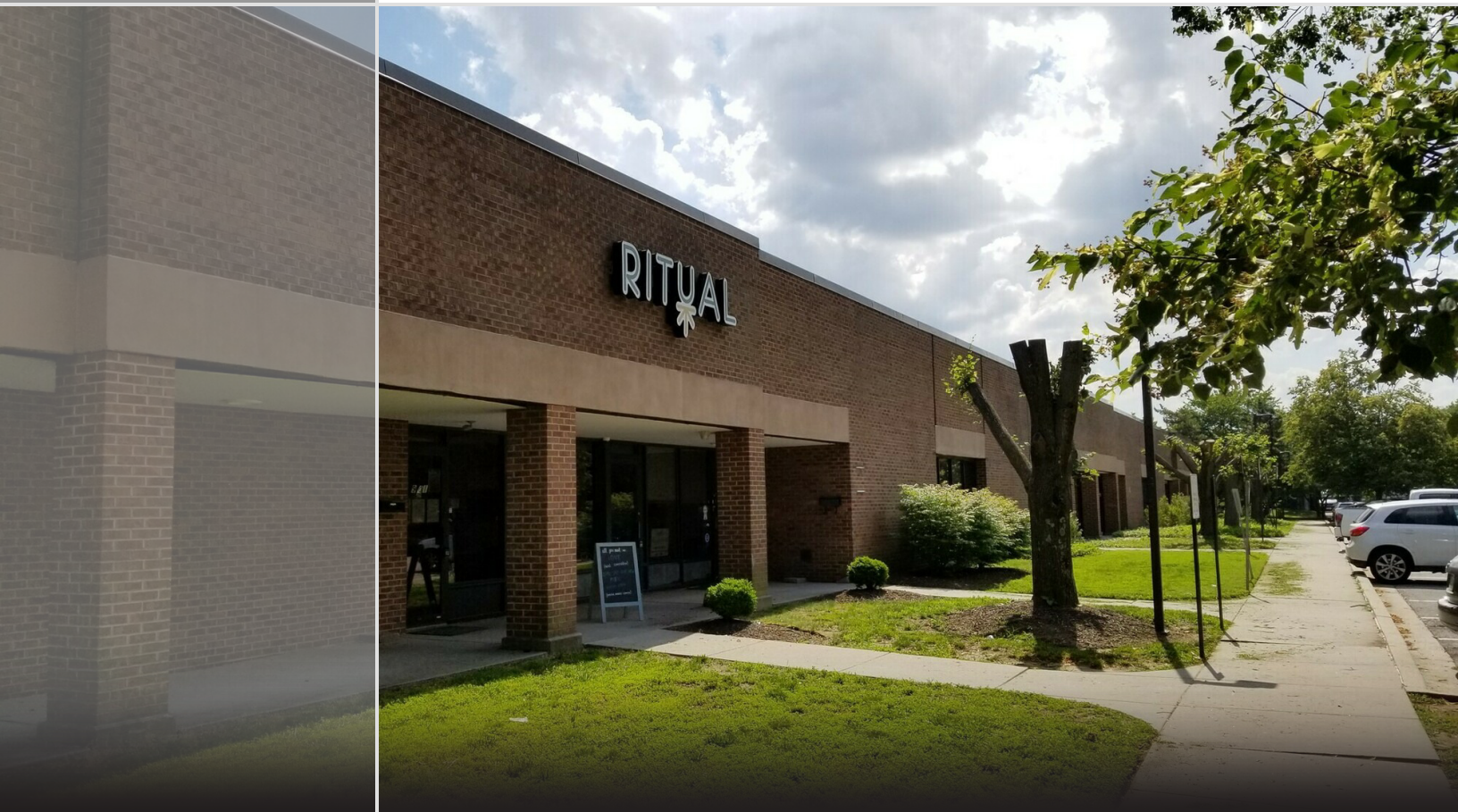


Brandon 1 - Brandon Woods Business Park

7609 ENERGY PKWY CURTIS BAY, MD 21226



Presented By:

BEN MARKS

C: 240.234.1161

bmarks@capstarco.com

BRANDON 1 - BRANDON WOODS BUSINESS PARK

7609 Energy Pkwy Curtis Bay, MD 21226

**OFFERING SUMMARY**

Available SF:	3,891 SF
Asking Rent	\$13.00/ SF NNN
Lot Size:	5.29 Acres
Year Built:	1994
Building Size:	40,894 SF
Zoning:	W2
Parking Ratio	2.5

PROPERTY OVERVIEW

Suite 301 at Energy Parkway offers approximately 4,000 square feet of functional warehouse space, ideal for storage, distribution, or light industrial users. The unit features 15-foot clear ceiling height, providing efficient vertical storage capacity, along with a dedicated loading dock for easy shipping and receiving.

PROPERTY HIGHLIGHTS

- 15' Clear
- 105 surface parking
- 1 loading dock
- 1 Bathroom

CapStar Commercial Realty
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 438 N. Frederick Avenue, #450
 Gaithersburg, MD 20877

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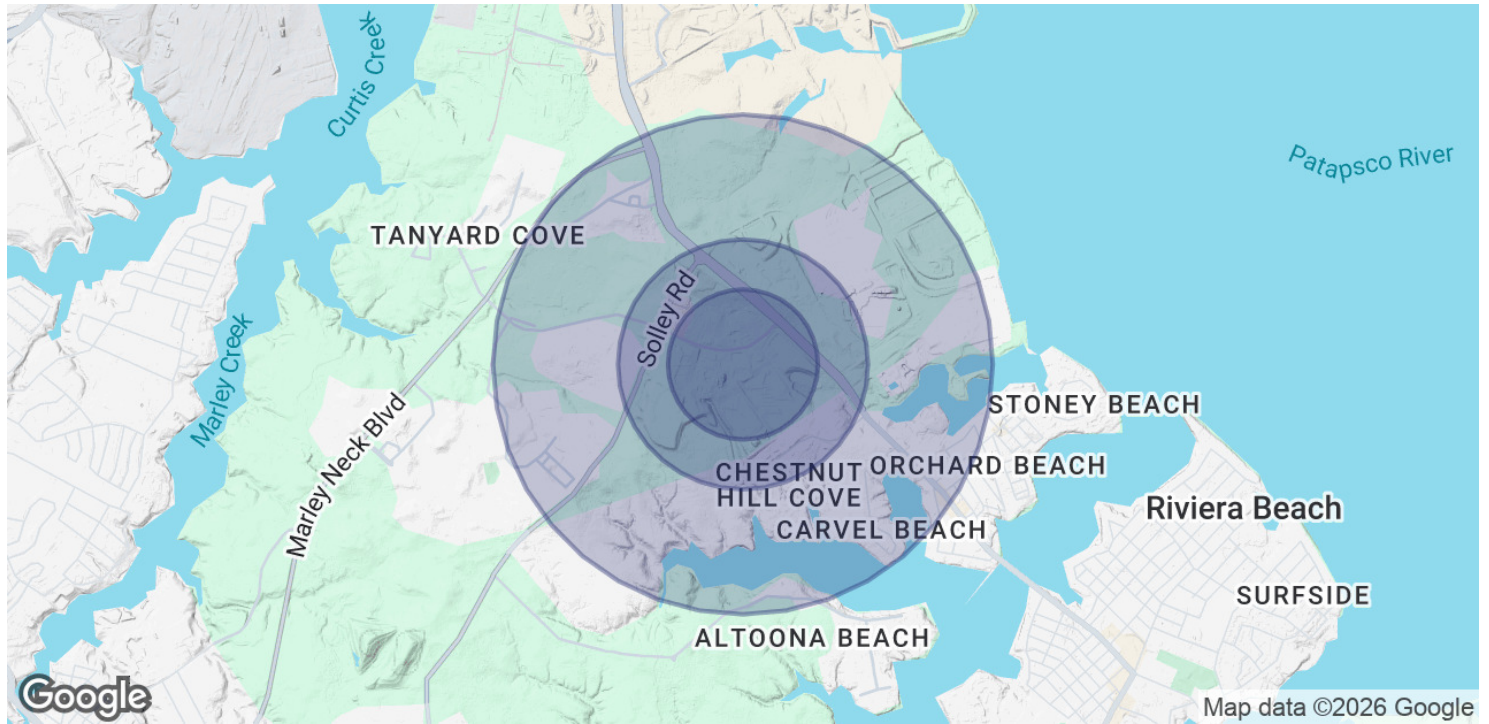


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11	511	5,062
Average Age	36	35	35
Average Age (Male)	36	35	34
Average Age (Female)	37	36	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	191	1,866
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$185,515	\$161,508	\$148,738
Average House Value	\$616,805	\$548,727	\$516,182

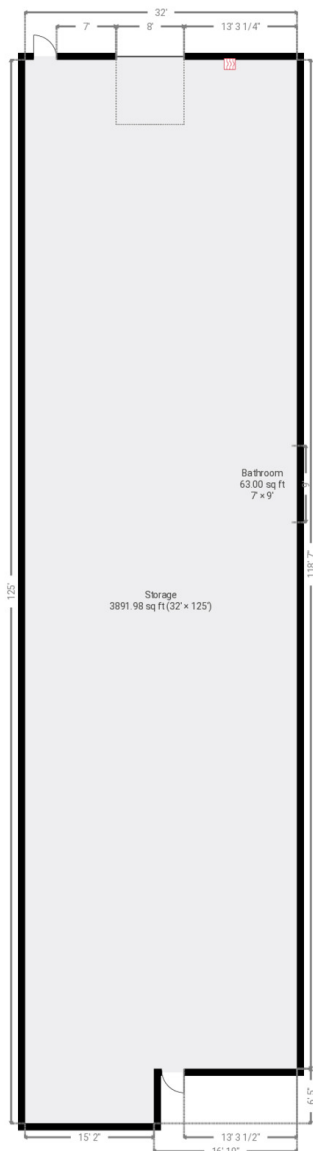
Demographics data derived from AlphaMap

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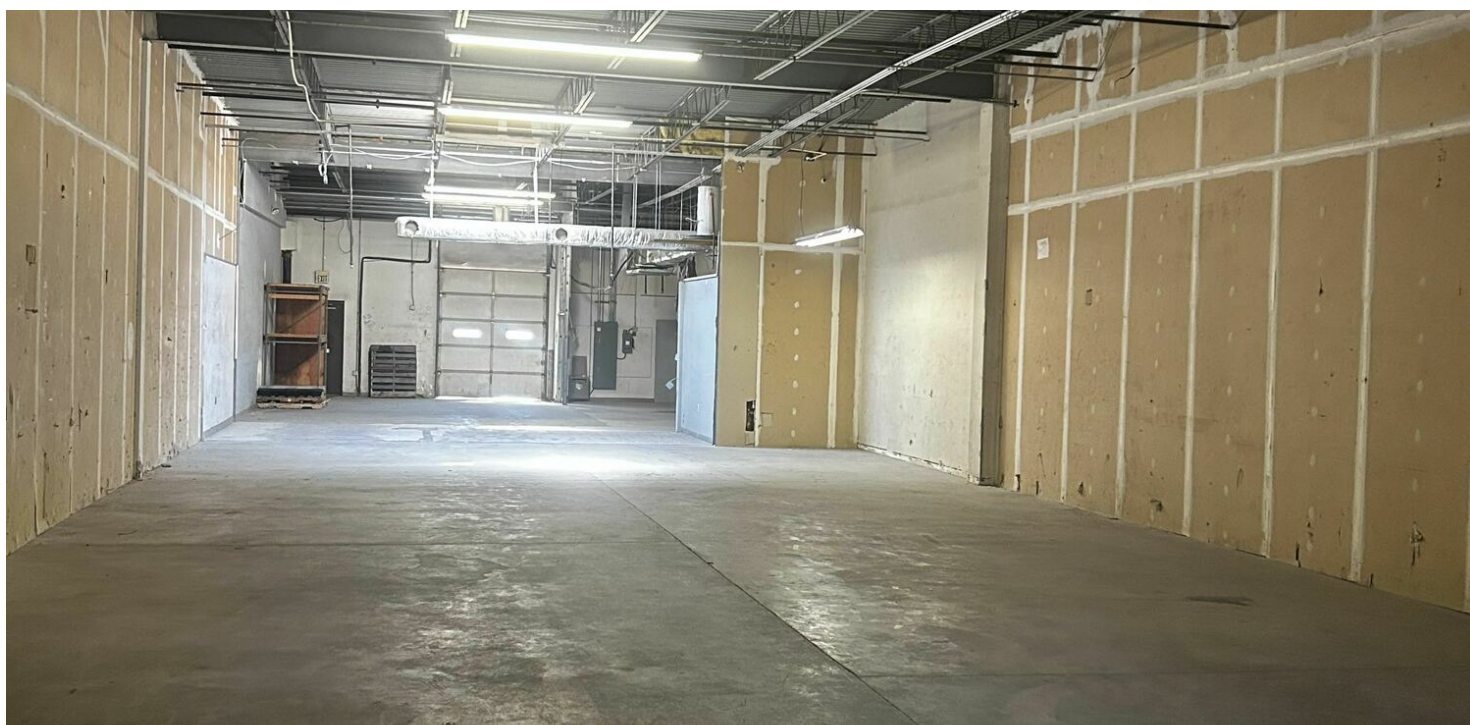
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