

# Andrews Federal Campus

7501 Andrews Federal Campus Dr.

Suitland, MD 20746

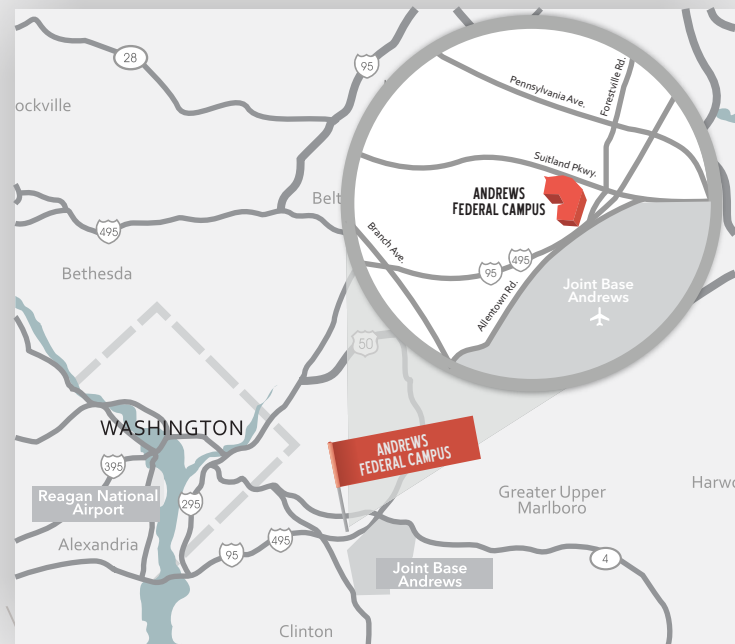
Building B | 167,146 SF

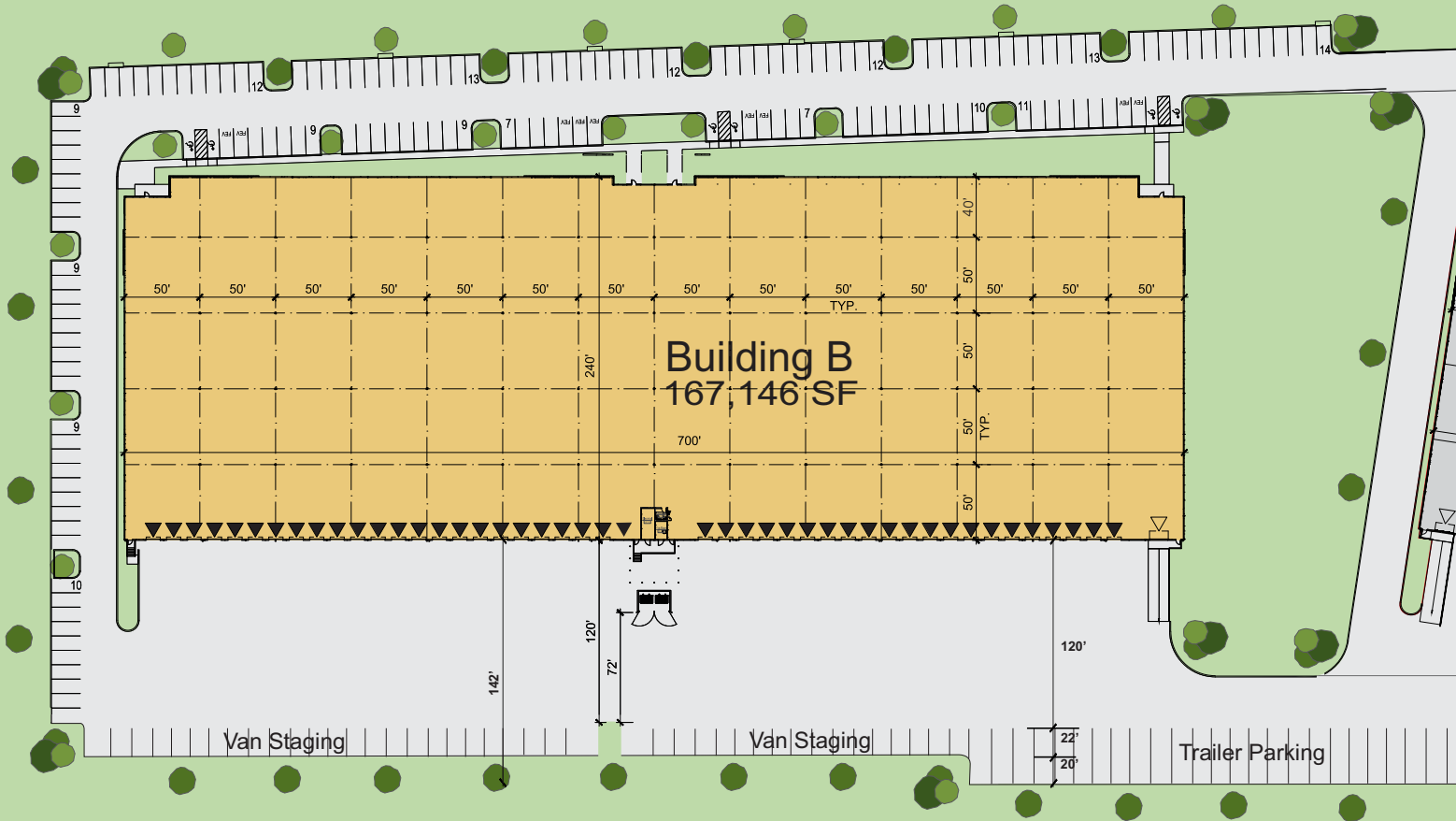


Andrews Federal Campus ("AFC"), an 80 acre business campus, located at the intersection of Suitland Parkway and the The Capital Beltway, I-95/495. AFC is immediately outside the entrance of Joint Base Andrews one of the "Gateways" to Washington DC.

## BUILDING HIGHLIGHTS

<b>SQUARE FEET:</b>	167,146
<b>BLDG. DEPTH:</b>	240'
<b>CLEAR HEIGHT:</b>	28'
<b>TYPICAL BAY:</b>	50' x 50'
<b>DOCK HIGH DOORS:</b>	45 - 9' x 10'
<b>DRIVE-IN DOORS:</b>	1 - 12' x 14'
<b>TRAILER/ VAN SPACES:</b>	20 - expandable to 50
<b>SPRINKLER SYSTEM:</b>	ESFR





- Designed with multiple tenant entrances
- Ability to accommodate secure storage area
- Trailer Parking Available
- Industrial Zoning
- Immediate access to I-95/495, Suitland Parkway and Pennsylvania Avenue
- Closest proximity of any industrial business development to Joint Base Andrews, National Harbor and Northern Virginia.