



9200 Alaking Court | Capitol Heights, MD
Steeplechase 95 International Business Park

64,250 SF
FOR LEASE



PROPERTY HIGHLIGHTS

9200 Alaking Court | Capitol Heights, MD

9200 Alaking Court is a modern industrial building with immediate I-495/I-95 access—ideal for logistics, distribution, and last-mile users in the Washington-Baltimore corridor.

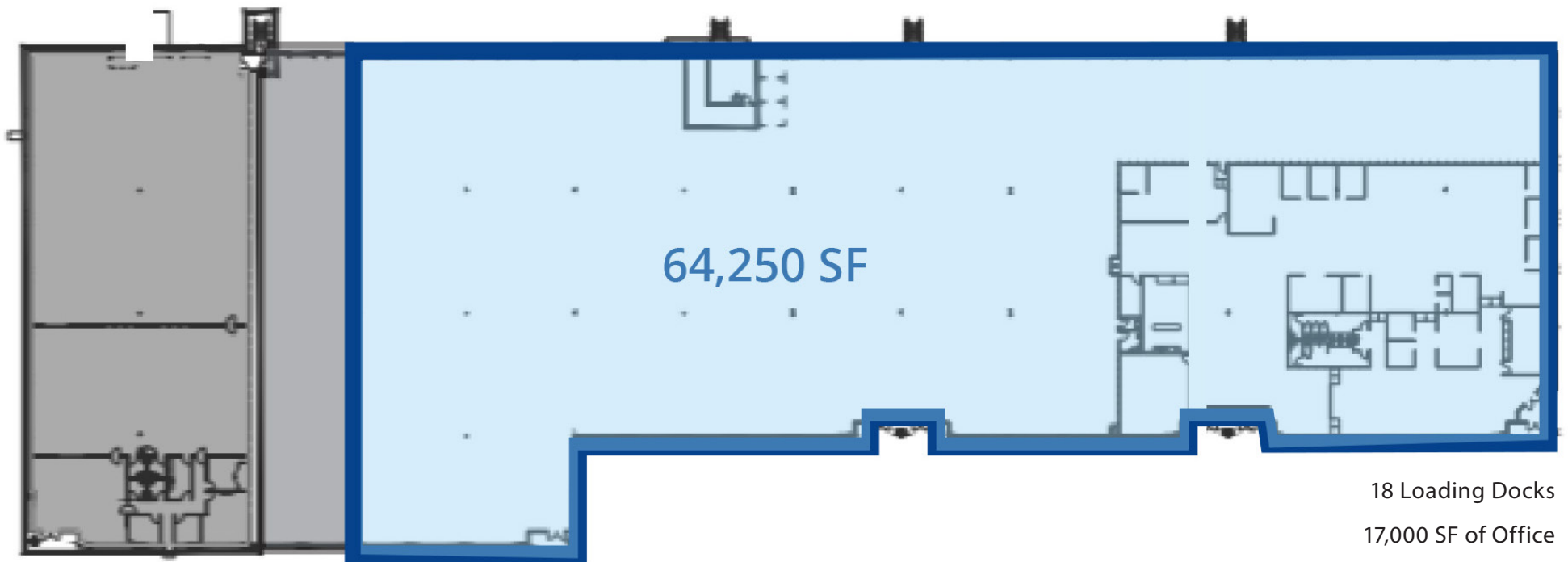
- › 25' Clear Height
- › ESFR Sprinklers
- › Column Spacing: 45' x 40' with 50' x 40' Loading Bay
- › 120' Truck Court with 60' Concrete Apron
- › 2 Loading Docks
- › 18 Dock Doors
Dimensions: 9' x 10'
- › Primary Electrical Service:
2500 amps, 277/480 volt, 3ph, 4w
- › Gas-fired Ceiling Mounted Heaters
- › Roof is EPDM over Metal Deck
- › Rear Loaded



PREMISES HIGHLIGHTS

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The available premises features 64,250 square feet of versatile warehouse space, an ideal solution for businesses looking to scale efficiently and operate seamlessly.



18 Loading Docks
17,000 SF of Office

OFFICE HIGHLIGHTS

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SUPERIOR ACCESS

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The property offers excellent visibility and immediate access from I-95 / I-495 via Exit 13 (Ritchie Marlboro Road) making it highly convenient for logistics, distribution, and commuter access.



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