



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# INDUSTRIAL COMPLEX: 3 WAREHOUSES ON 23.8 AC ±

**OFFERING MEMORANDUM**



**LEXINGTON PARK, MD**



**FOR  
SALE**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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# EXECUTIVE SUMMARY



GLA: 53,100 SF ± (3 BUILDINGS)

BUILDING 1: 7,980 SF ±  
(22390 THREE NOTCH ROAD)

BUILDING 2: 15,120 SF ±  
(46434 QUALITY WAY)

BUILDING 3: 30,000 SF ±  
(46456 QUALITY WAY)



OCCUPANCY: 100%



LEASE STRUCTURE: MONTH-TO-MONTH  
(BELOW MARKET RENTS)



LOT SIZE: 23.816 ACRES ± (5 PARCELS)



ZONING: I (INDUSTRIAL)  
MXM (MEDIUM INTENSITY MIXED-USE)



SALE PRICE: **NEGOTIABLE**

**MacKenzie Commercial Real Estate Services, LLC** exclusively represents the ownership with the sale of 22390 Three Notch Road, 46343 Quality Way and 46456 Quality Way in Lexington Park, Maryland.





- Three (3) buildings totaling 53,100 SF ±
- Five (5 parcels) totaling 23.816 acres ±
- Month-to-month tenant with below market rents
- Excellent opportunity for an owner/user or as a redevelopment
- Multi-tenant repositioning
- Situated directly on Three Notch Road (MD Route 235), the main artery of St. Mary's County and the primary access route to NAS Patuxent River
  - » Three Notch Road provides a variety of business uses permitted under the MXM zoning excellent access and high visibility to the local business community
- **Located in a defense and technology-driven market**
  - » A prime location just outside the Patuxent River Naval Air Base where major defense and technology companies cluster including:
    - Booz Allen Hamilton
    - SAIC
    - General Dynamics Mission Systems
    - Lockheed Martin
  - » As a significant defense contractor hub, the local economy benefits from a stable influx of federal funding and high paying jobs



# 22390 THREE NOTCH ROAD

<b>Parcel ID:</b>	08-011575 08-028265
<b>Map/Grid/Parcel:</b>	0043/0009/0412 0043/0009/0395
<b>Site Size:</b>	0.456 Acres $\pm$ (2 parcels)
<b>Building Size:</b>	7,980 SF $\pm$
<b>Year Built:</b>	1954
<b>Construction:</b>	Masonry
<b>Building Height:</b>	16' $\pm$
<b>Drive-Ins:</b>	4

**Zoning: MXM (Medium Intensity Mixed-Use)**  
St. Mary's County, MD

Purpose: The uses allowed in and development regulations for development in the MXM zoning district are intended to create large-scale and clustered commercial and residential uses adjacent to existing or planned principal transportation corridors. Mixed-use non-residential developments and mixed-use developments of residential and non-residential uses are possible.



# 46434 QUALITY WAY



<b>Parcel ID:</b>	08-031231
<b>Map/Grid/Parcel:</b>	0043/0010/0219
<b>Site Size:</b>	1.18 Acres $\pm$
<b>Building Size:</b>	15,120 SF $\pm$
<b>Year Built:</b>	1961
<b>Construction:</b>	Masonry
<b>Building Height:</b>	16' $\pm$
<b>Drive-Ins:</b>	3
<b>Docks:</b>	5

**Zoning: MXM (Medium Intensity Mixed-Use)**  
St. Mary's County, MD

Purpose: The uses allowed in and development regulations for development in the MXM zoning district are intended to create large-scale and clustered commercial and residential uses adjacent to existing or planned principal transportation corridors. Mixed-use non-residential developments and mixed-use developments of residential and non-residential uses are possible.



# 46456 QUALITY WAY

<b>Parcel ID:</b>	08-071918 08-092486
<b>Map/Grid/Parcel:</b>	0043/0009/0477 0043/0009/0512
<b>Site Size:</b>	22.18 Acres $\pm$ (2 parcels)
<b>Building Size:</b>	30,000 SF $\pm$
<b>Year Built:</b>	1963
<b>Construction:</b>	Masonry
<b>Drive-Ins:</b>	6
<b>Zoning: I (Industrial)</b> St. Mary's County, MD	
Purpose: The Industrial zoning district allows industrial use, office uses, and integrated work spaces, minor product development and evaluation companies, audio visual, information technology, and electronic surveillance security and monitoring companies.	



# TRADE AREA

**235** 0.0 MILES  
0 MIN. DRIVE

**246** 1.6 MILES  
4 MIN. DRIVE

**5** 3.1 MILES  
5 MIN. DRIVE

**NAVAL AIR STATION**  
PATUXENT RIVER  
1943

0.8 MILES  
3 MIN. DRIVE

**REAGAN NATIONAL**

62.5 MILES  
1 HR. 5 MIN. DRIVE

**WASHINGTON, DC** 66.2 MILES  
1 HR. 10 MIN.

**ANNAPOLIS, MD** 62.8 MILES  
1 HR. 15 MIN.

**BALTIMORE, MD** 85.0 MILES  
1 HR. 30 MIN.

**RICHMOND, VA** 110.0 MILES  
2 HRS. 0 MIN.



# LEXINGTON PARK, MD

Lexington Park, Maryland's economy and industrial market are heavily influenced by the presence of the **Patuxent River Naval Air Station (NAS Patuxent River)**, which is the largest employer in St. Mary's County. This military installation and its associated defense contractors are the primary drivers of the area's industrial activity.

The industrial market in Lexington Park is centered around **defense, aerospace, and engineering**. Industrial properties are typically tailored for manufacturing, production, and high-tech research and development (R&D) to support the operations at the naval air station. This specialization means that available spaces often have features like reinforced floors and specialized power systems.

**Key Employers:** Major defense and aerospace contractors with a significant presence in the area include **Boeing, Lockheed Martin, Raytheon, and BAE Systems**. These companies, along with a multitude of smaller firms like Precise Systems and J.F. Taylor, Inc., form a robust ecosystem of businesses that provide a wide range of services, from engineering to technical and business consulting.

**Economic Impact:** The presence of NAS Patuxent River has a substantial economic impact on the region and the entire state of Maryland. For example, in fiscal year 2021, the naval air station and its surrounding defense ecosystem had an economic output of **\$6.3 billion** and supported nearly 390,000 jobs statewide.





# ST. MARY'S COUNTY, MD

St. Mary's County, Maryland, is a vibrant and unique region defined by its deep connection to the Patuxent River Naval Air Station (NAS Patuxent River). While it boasts a rich history and beautiful coastal landscapes, its economy and industrial market are overwhelmingly centered on defense, aerospace, and high-tech industries.

The industrial market in St. Mary's County is not a typical one driven by broad manufacturing or logistics. Instead, it is a specialized, high-tech sector built to support the massive military installation.

**Primary Economic Driver:** NAS Patuxent River is the county's largest employer, and its presence is the main economic engine. The naval air station, along with the Naval Air Systems Command (NAVAIR) and Naval Air Warfare Center Aircraft Division (NAWCAD), has created a dense ecosystem of over 200 defense and aerospace contractors. **This has given the county more aerospace engineers per capita than any other place in the country.**

**Key Industries:** The core of the industrial market is focused on:

- » **Aviation and Aerospace:** This includes aircraft modification, maintenance, and flight testing.
- » **Unmanned and Autonomous Systems (UAS):** St. Mary's County is a major hub for research, development, and testing of drones and other autonomous vehicles, with the University of Maryland UAS Test Site being a key facility.
- » **Advanced Manufacturing and Rapid Prototyping:** This sector supports the defense industry with specialized production and fabrication.
- » **IT and Cybersecurity:** The need for secure and advanced technology at the naval air station fuels a strong IT and cybersecurity presence.



The industrial landscape is dominated by both public and private sector employers who serve the mission of NAS Patuxent River:



# CONFIDENTIALITY & DISCLAIMER

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This Offering Memorandum was prepared by MacKenzie Commercial Real Estate Services, and has been reviewed by Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors that, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form and do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

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