

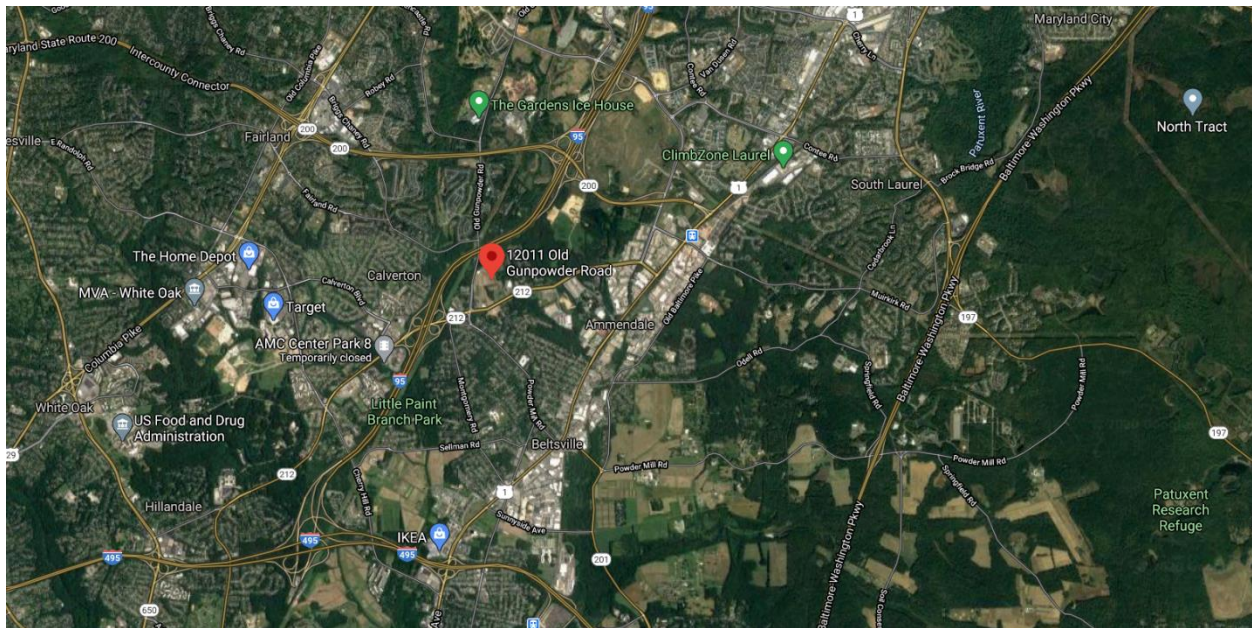
MARK VOGEL COMPANIES

6305 Ivy Lane, #306, Greenbelt, Maryland 20770 · Office (301) 345-190

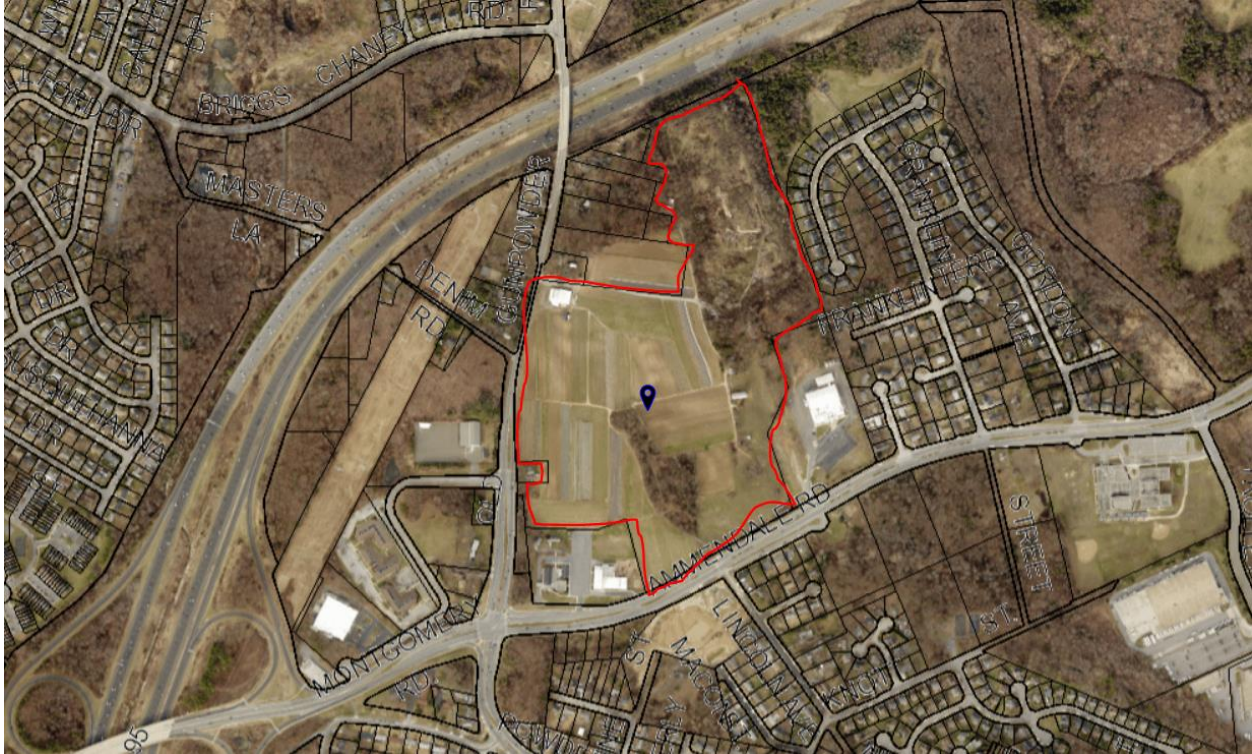
Prince Georges County Data Center Site

12011 Old Gunpowder Road

Beltsville, Maryland



Over 80 acres of land located in close proximity of the University of Maryland, The University of Maryland Medical System (Laurel Campus) and multiple GSA tenants, including The Federal Agricultural Research Center, The Secret Service Training Center, NASA, NOAA, FDA, DOD, The federal Archives Center, Greenbelt Federal Court House, The Agricultural Research Center, Patuxent Wildlife Research center. Also located near The Maryland Department of Motor Vehicles, WSSC Headquarters and Test College. The property is centered between Washington DC (19 miles) and Baltimore (28 Miles) and located on Interstate 95 and less than 5 miles to the 495 Beltway.



The property has access to water and sewer. Power is provided by Constellation Energy. Access to Fiber. No topography issues.

Prince Georges County is favorable to Data Center Growth.