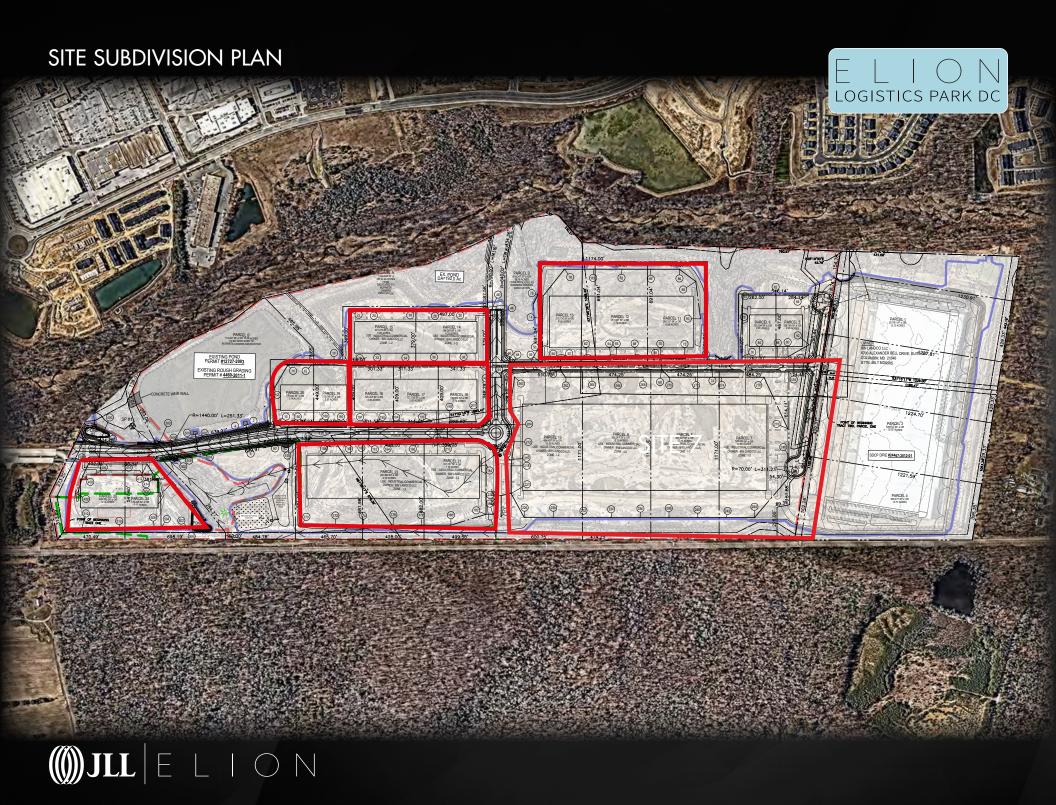
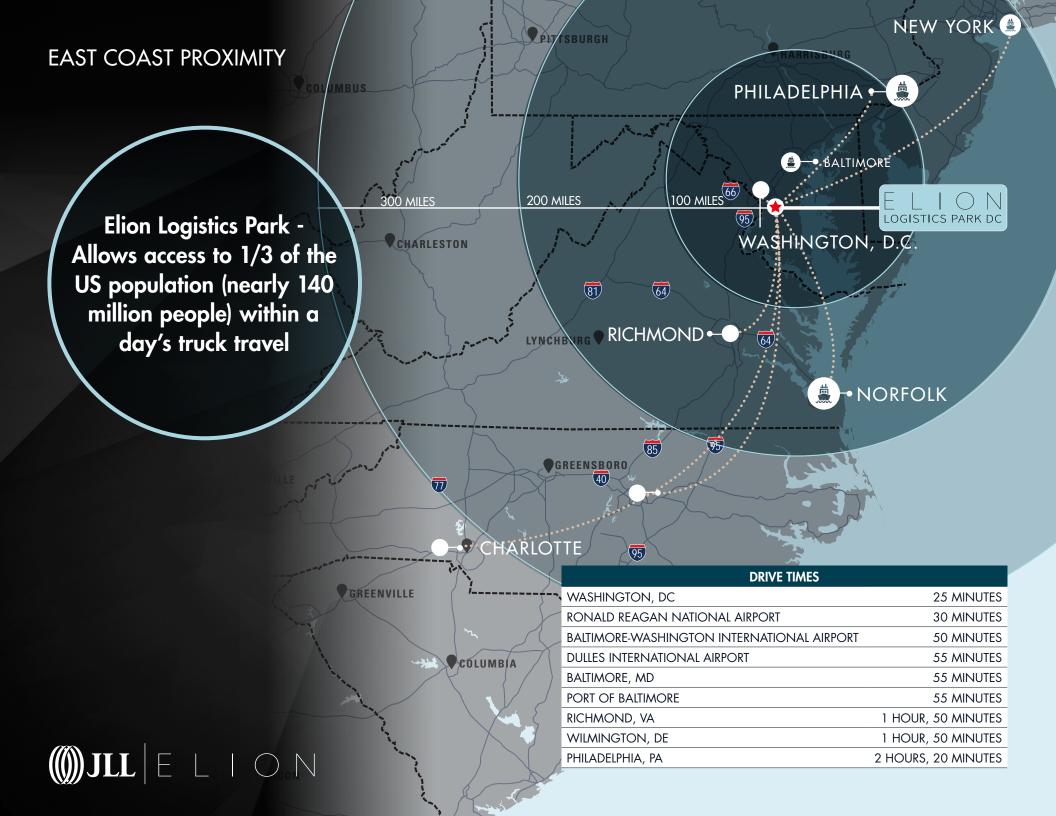


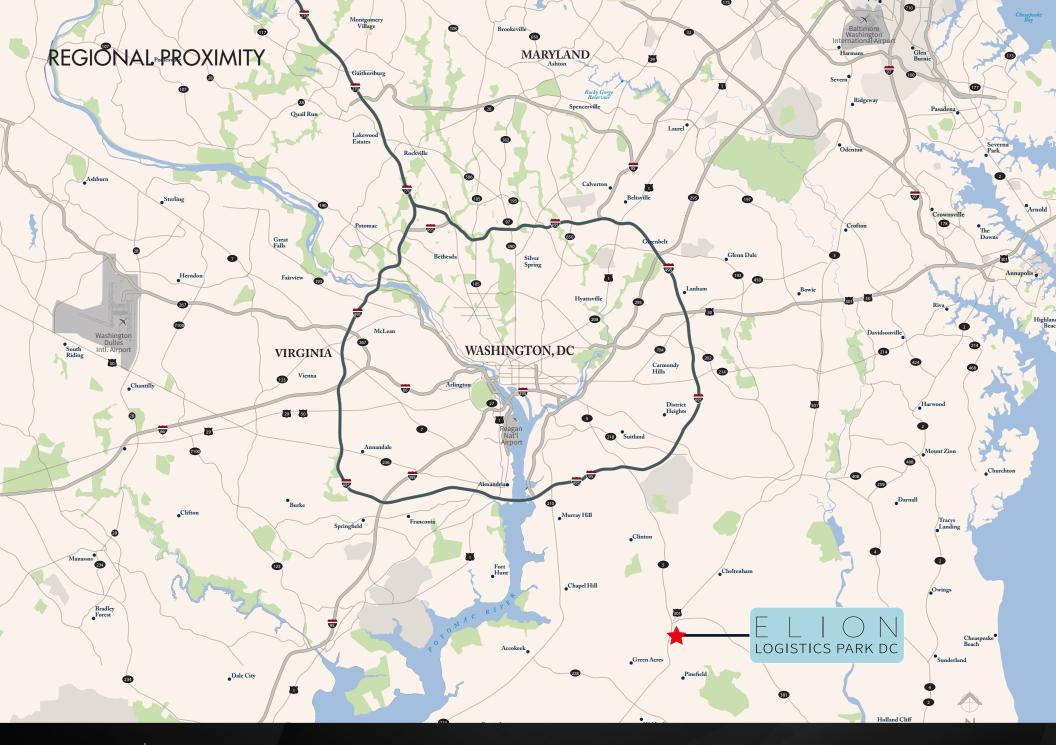
		SITE 1	SITE 2	SITE 3	SITE 4	SITE 2-4	SITE 5	SITE 6	SITE 7
THE REAL PROPERTY.	ACREAGE	12.26 AC	5.71 AC	9.40 AC	8.94 AC	23.05 AC CONTIGUOUS	21.14 AC	18.62 AC	50 AC
1	POTENTIAL BUILDING	122,000 SF	82,800 SF	187,000 SF	187,000 SF	450,000 SF	360,000 SF	360,000 SF	1,000,000 SF





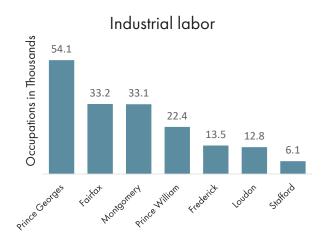








## LABOR AND INCENTIVES

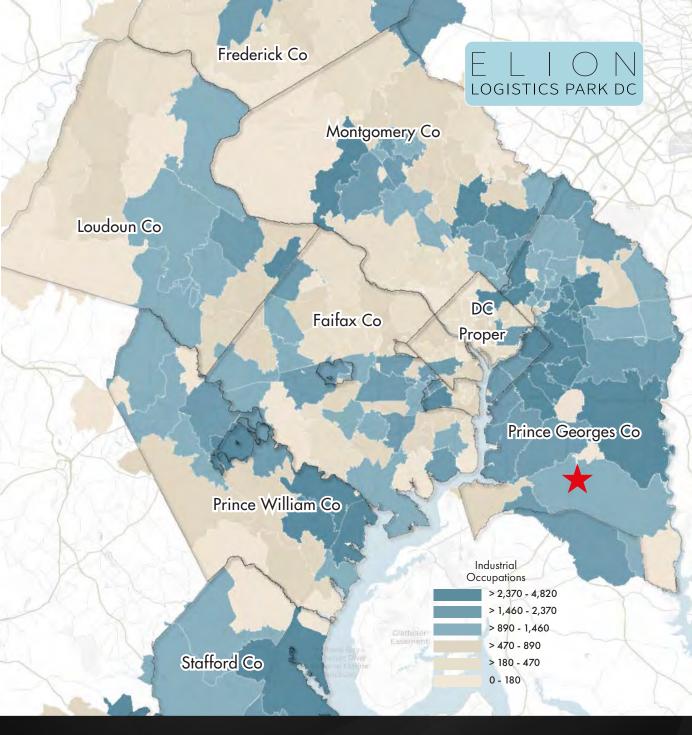


Elion Logistics Park is strategically situated within the Washington DC Metropolitan Statistical Area (MSA), offering occupiers a competitive edge. With the highest concentration of industrial occupations in the region, the park provides businesses with unparalleled access to a skilled and abundant labor force while still maintaining proximity to population centers within the metro.

Elion Logistics Park offers the additional benefit of lower-cost housing options for employees. This is a significant advantage for businesses looking to provide their workforce with affordable accommodation options, ultimately improving their work-life balance and potentially reducing labor costs.











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