

Dunkirk Gateway Business Center – 2010 Development News

Calvert County has long been known as the “Charm of the Chesapeake” as its approximately 220 square miles of land form a peninsula adjacent to one of the area’s most scenic treasures – The Chesapeake Bay. Dunkirk is the northern most address in the County and home to a highly educated labor force, convenient shopping district and immediately accessible to the Annapolis – Washington Market through adjacent Anne Arundel and Prince George’s Counties.

Distance (mileage) to Dunkirk:

Route 2/4 Intersection	5
MD 301 / Route 4	10
Upper Marlboro	11
Prince Frederick	14
Route 50 / MD 301	16
Capital Beltway I-495	17
Annapolis (Downtown)	24
National Harbor	27
Washington D.C. (Downtown)	28
Reagan International Airport	30
Solomons	34
BWI Airport	47



Washington D.C. Metro

Gardiner Realty and Development Company is developing two flex-space buildings in the Town Center District. Dunkirk Gateway Business Center is conveniently located off Southern Maryland Boulevard (Maryland Route 4) at 10335 Town Center Boulevard, with easy access to Maryland Route 301; Maryland Route 2; Route 50 and the Capital Beltway I-495. Tenant suites, which range from 1,261 to 19,935 SF per building, are slated for first quarter 2011 delivery and will offer businesses flexible and economical spaces in a covenant-protected atmosphere. The location is within walking distance to a variety of business and personal “daily-needs” including merchandise, business shipping, banking, health care, vehicle fuel and care, grocery and restaurant amenities.

Walking Distance Amenities include:

- Wal-mart
- Giant Food
- UPS
- Amoco Gas Station and Car Wash
- McDonald’s
- AT&T
- Hair Cuttery
- Bank of America
- Chevy Chase Bank
- Starbuck’s
- Ledo’s Pizza
- Dunkirk Medical Center



Grading has commenced on the 4.3 acres for 2nd Q 2011 Delivery

For 30 years, real estate owners, businesses, and investors have relied upon Gardiner Realty and Development Company for their commercial real estate needs. Our mission is to develop, lease, and manage high-quality, multi-tenant commercial properties. We also provide third-party property management, leasing, and sales services. Our primary market area includes Anne Arundel, Calvert, and Prince George's Counties.

Dunkirk Gateway Business Center – 2010 Development News

Flex-space Properties – History and Benefits

Buildings have evolved from industrial buildings that prevailed in the 1970s to the emergence of flex-space today: one-story buildings with high ceilings, rear loading areas, ample surface parking and abundant landscaping. Flex-space shells are designed to accommodate companies requiring retail, office, light manufacturing and/or warehouse space. There are no shared costs for hallways, bathrooms and the lobby.



Dunkirk Gateway Business Center is scheduled for delivery 2nd Q 2011 – For Information Contact:

Gerald “Jerry” Morgan – Vice President - Leasing and Property Management

2130 Priest Bridge Drive – Suite 6, Crofton, MD 21114

Phone: 410-793-0759

Fax: 301-261-0207

Email: gmorgan@gardinerrealty.com



Front Elevation



Rear Elevation

Flex-space Properties – Recent News and Development

Gardiner Realty and Development Company has recently completed the construction of two new flex-space buildings (36,208 each) at the Priest Bridge Business Park in Crofton, MD. The project has been recently been awarded LEED Silver Certification by the United States Green Building Council (USGBC).

