



4010 VOLTA AVENUE

BRENTWOOD, MARYLAND 20722

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Two interior loading docks and one drive-in
- Wet sprinkler
- Heavy electric
- Minutes to the DC line, I-495, and other major highways
- Hard to find space to serve the DC residential, commercial, retail, and restaurant base
- Secured lot for overnight truck fleet storage

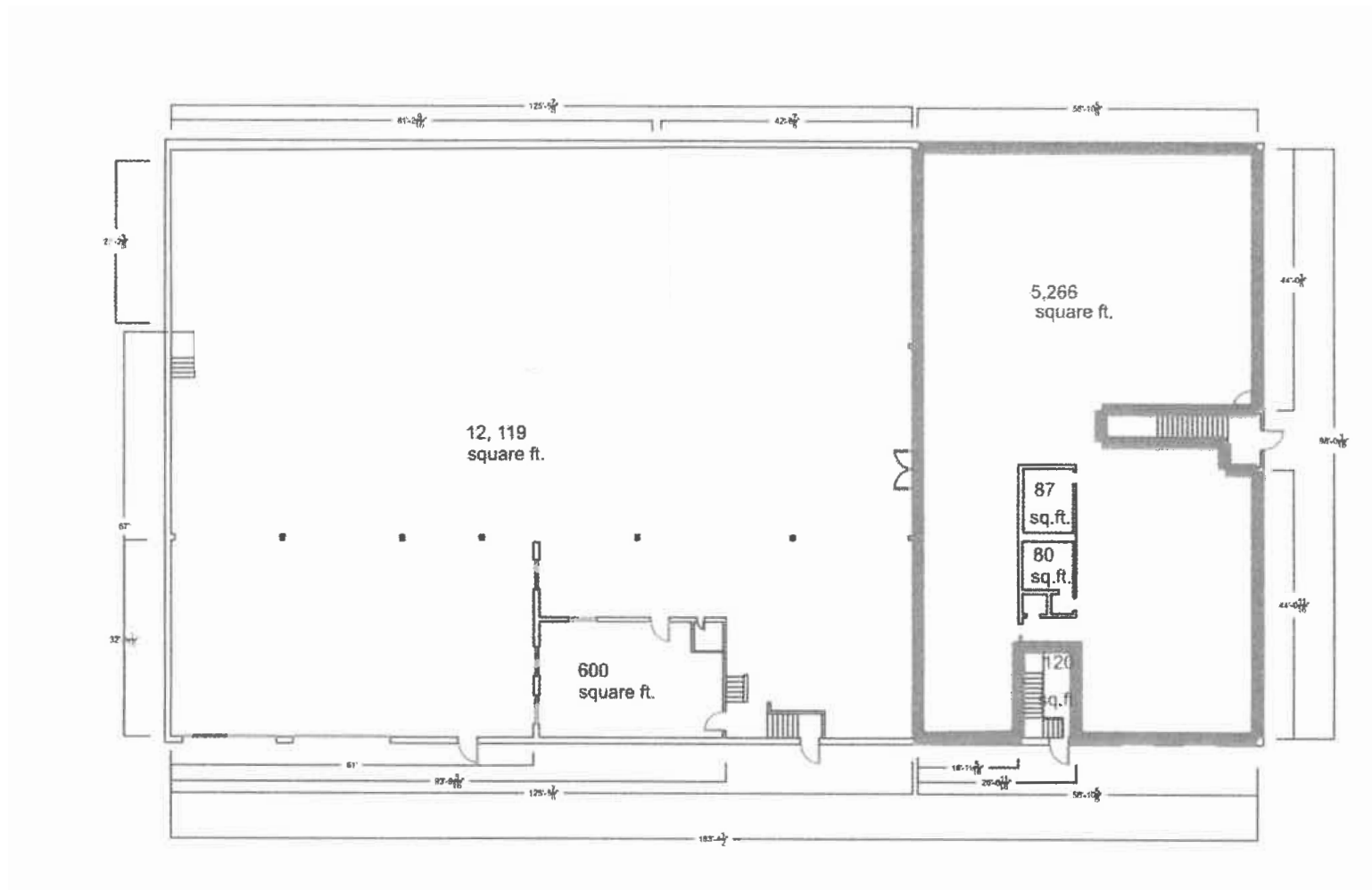
WAREHOUSE:	12,675 SF ± 19' CLEAR HEIGHT
1ST FLOOR PRODUCTION AREA:	5,432 SF ± 9' CLEAR HEIGHT
2ND FLOOR MEZZANINE AREA:	5,432 SF ± 9' CLEAR HEIGHT
TOTAL AVAILABLE SPACE:	23,539 SF ±
LOT SIZE:	0.7 ACRES ±
CLEAR HEIGHT:	9'-19'
PARKING:	65 SPACES (TRUCK STORAGE)
ZONING:	NAC (NEIGHBORHOOD ACTIVITY CENTER)
RENTAL RATE:	\$13.50/SF, NNN



GOOGLE STREET VIEW



FLOOR PLAN



AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



20,092

213,135

752,967

DAYTIME POPULATION



16,390

189,689

785,571

AVERAGE HOUSEHOLD INCOME



\$102,867

\$116,889

\$143,728

NUMBER OF HOUSEHOLDS



7,768

75,288

303,598

MEDIAN AGE

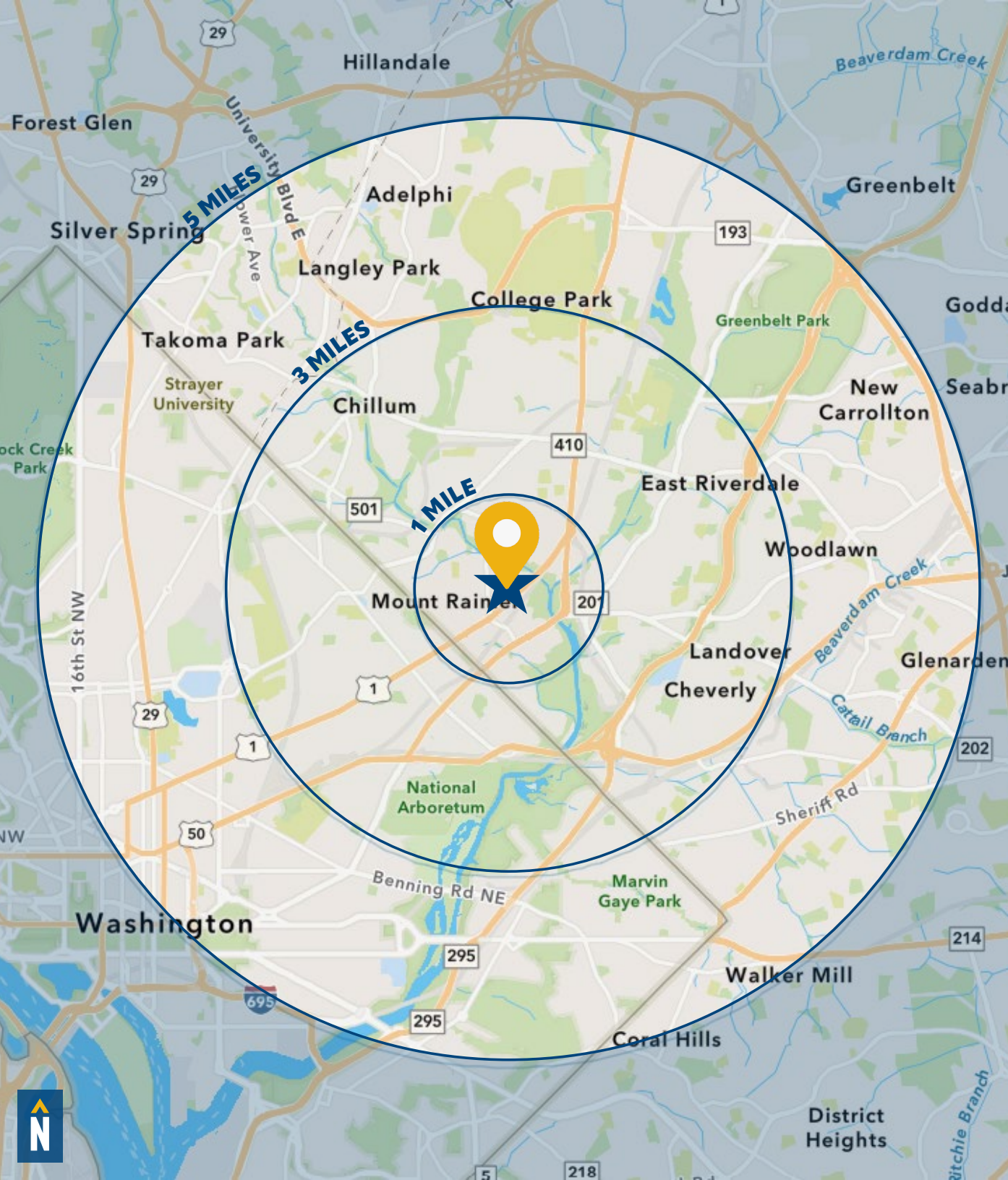


37.0

34.5

34.5

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



DAVID MCCLATCHY

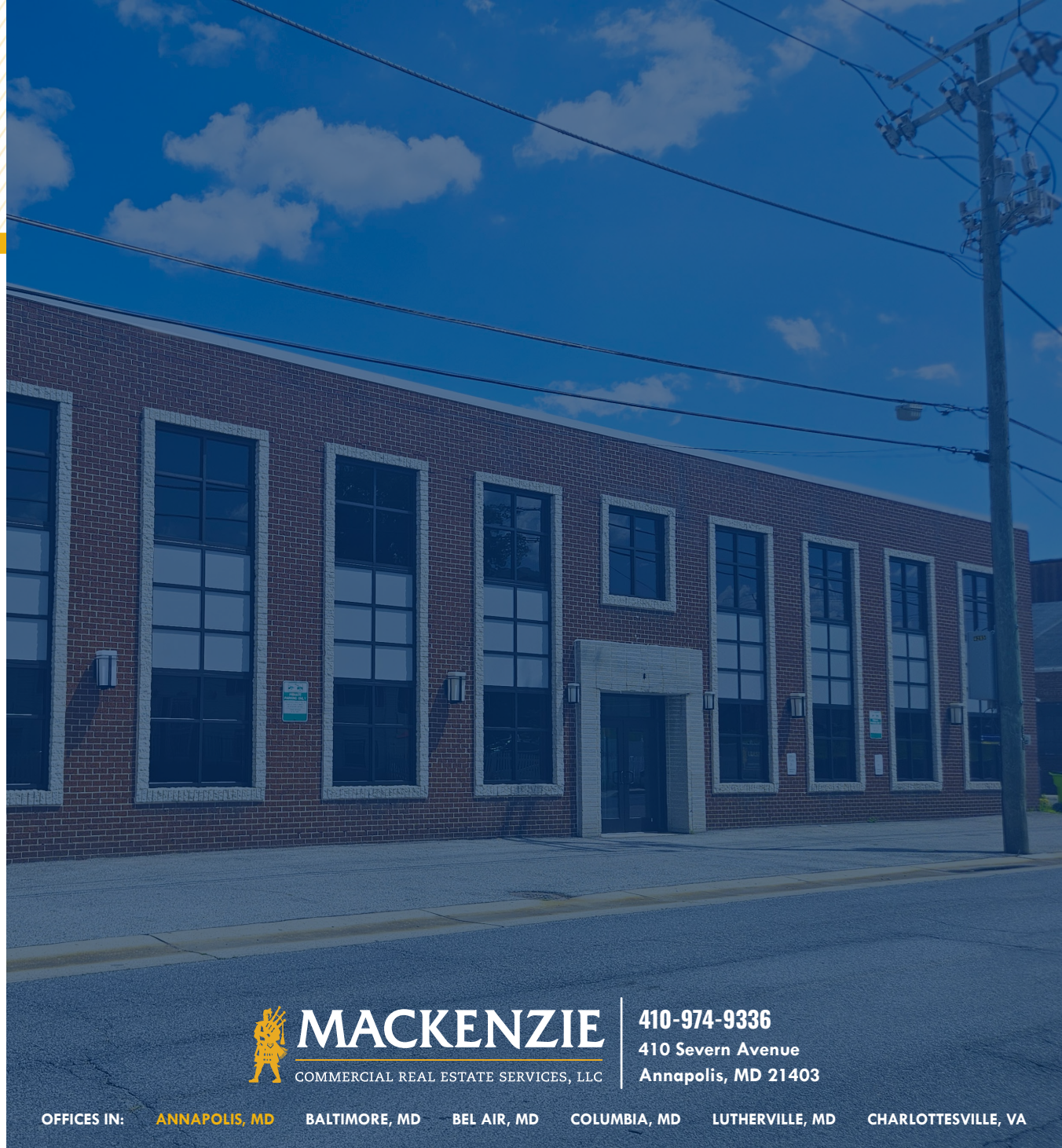
SENIOR VICE PRESIDENT & PRINCIPAL

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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