



Colliers

For Lease

Suite 8153 | 2,842 SF

Suite 8157 | 2,842 SF

**Small Bay Industrial Suites Available
at Penn-Belt South Industrial Center**

8147-8181 Penn Randall Pl,
Upper Marlboro, MD 20772

Jason Sullivan, SIOR

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Property Details

Availability Suite 8153 | 2,842 SF
Suite 8157 | 2,842 SF

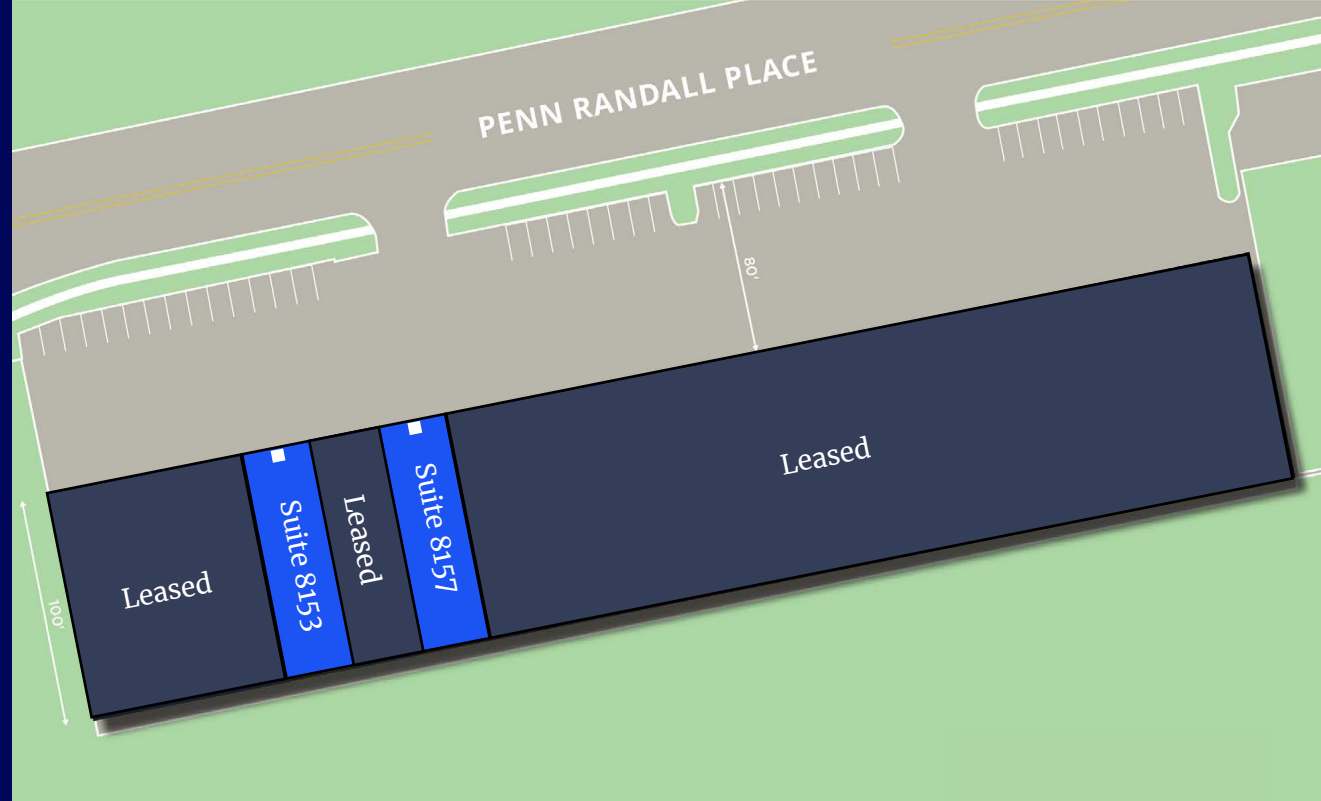
Drive-in 1 oversized per suite

Ceiling Height 18'

Parking Ratio 1.17/1,000

Zoning I-E

- One oversized drive-in door per bay, providing easy access for vans, box trucks, and service vehicles
- Close proximity to Joint Base Andrews
- Direct access to I-495 (Capital Beltway)
- Surrounded by a wide range of amenities and major employers, including government offices, grocery stores, restaurants, contractor facilities, convenience retailers, banks, and other everyday services.



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Prime Location

The Forestville Business Park is located in Prince George's County, a part of the broader Washington D.C. Metro Region. The buildings benefit from access to the broader Baltimore-Washington CMSA, with a regional population of 10.1 million people.

The broader area surrounding the DC Beltway Small Bay Portfolio features one of the most affluent and highly educated consumer bases in the country. More than 50% of the Washington D.C. Metro population and 49.4% of the broader Baltimore-Washington CMSA residents have achieved either a bachelor's or advanced degree. With the continued growth of the regional population, the demand for online retail & service goods has followed suit, positively affecting the industrial market in and around the Washington DC metro region for the last several decades, and into

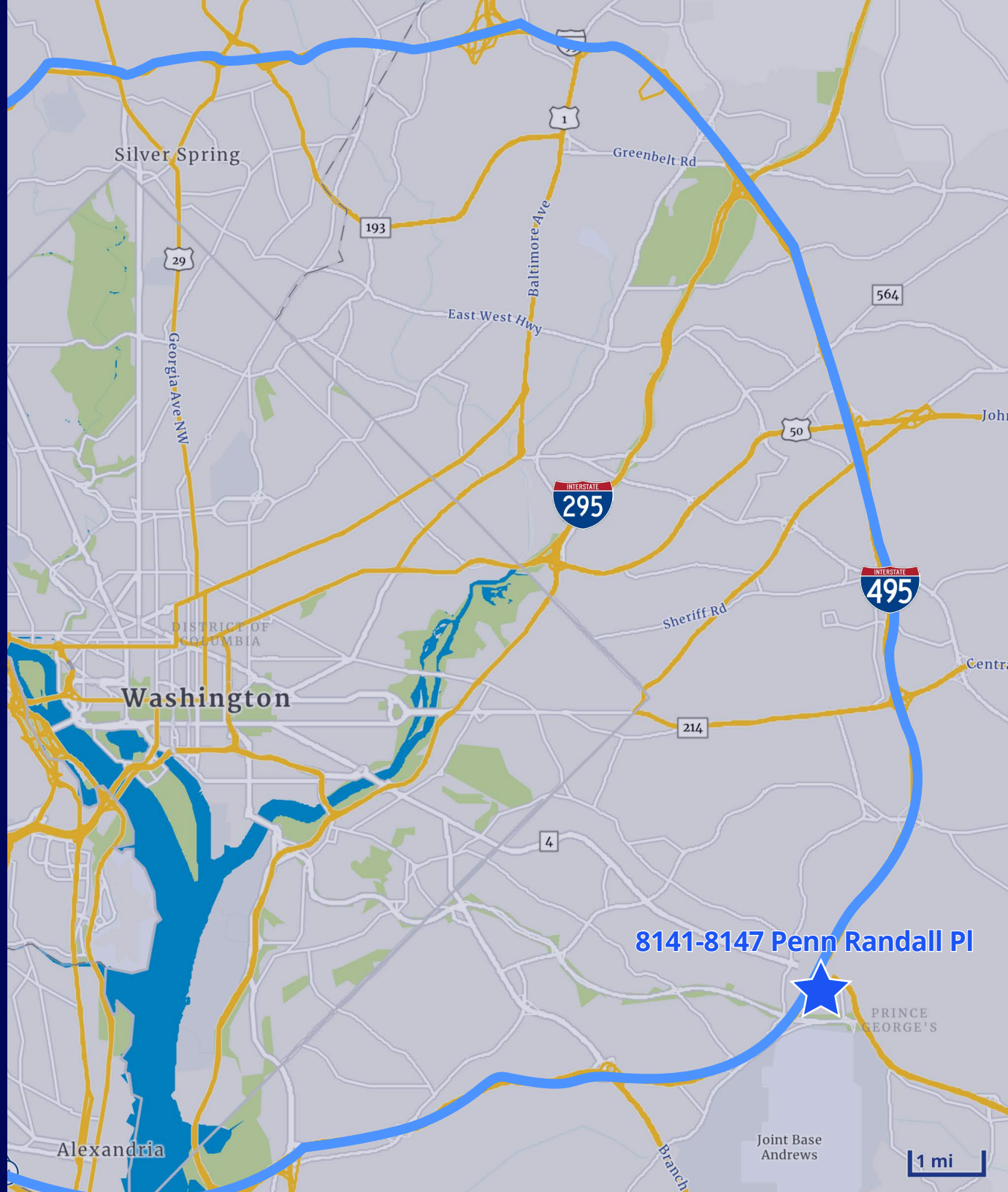
Washington, DC	13 Miles
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DCA Airport	15 Miles
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BWI Airport	30 Miles
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Baltimore	34 Miles
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Port of Baltimore	40 Miles
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Contact Us

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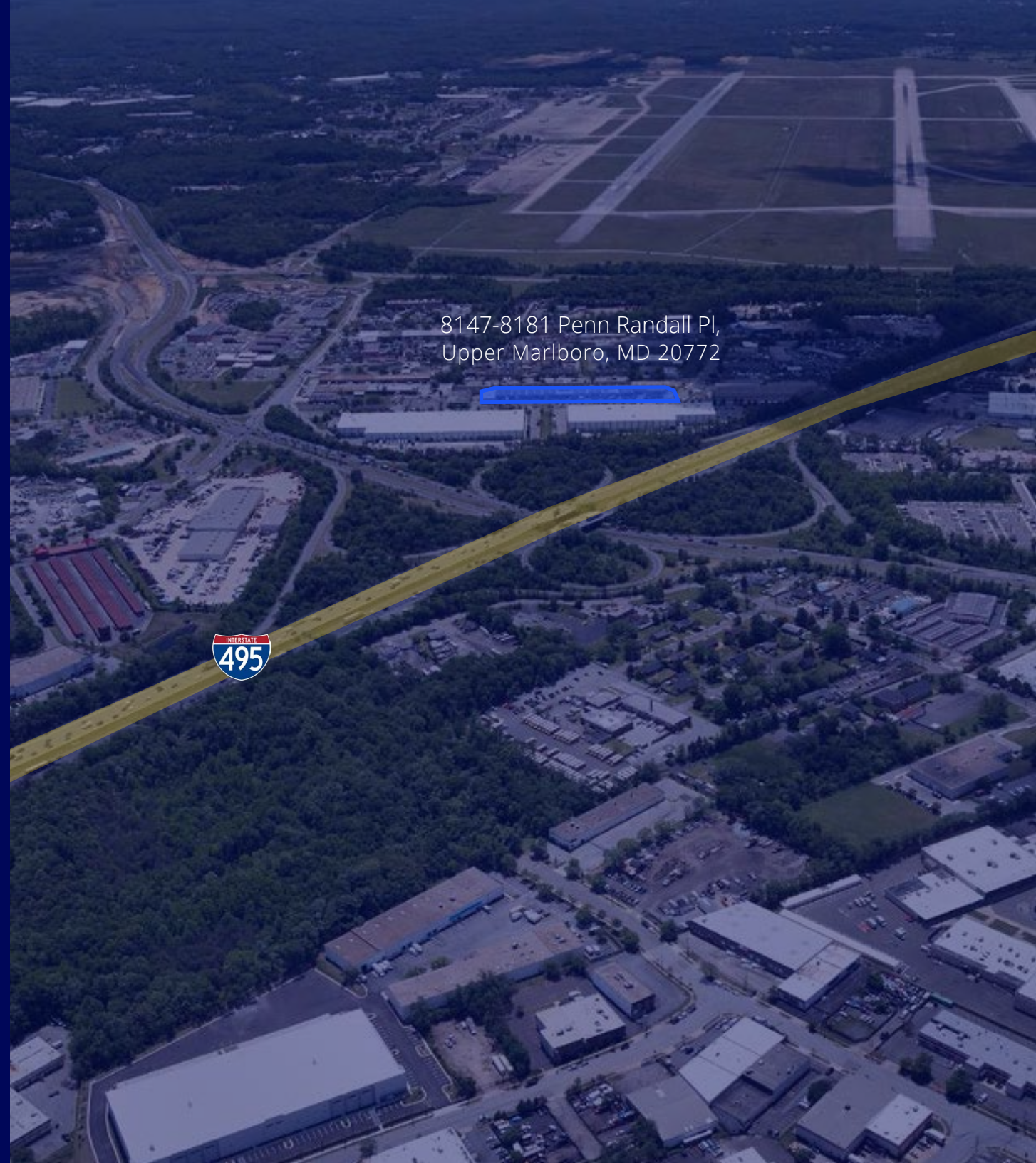


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