

PENN BELT LOGISTICS



For Lease

87,645 SF

A PROJECT BY

**Trammell
Crow
Company**

7 9 1 7 F E R N H A M L A N E , D I S T R I C T H E I G H T S , M D

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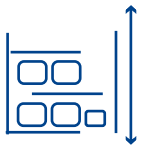
Jay Budin

Associate
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AVAILABLE: 87,645 SF

Property Details

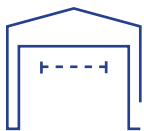
Available Space	29,645 SF - 87,645 SF
Spec Office	+/- 2,000 SF
Lot Size	6.0 acres
Clear Height	30'
Dock Doors	23
Drive-In Doors	Two (2)
Available Power	2,000 amps
Trailer Drops (or Outside Storage)	14 Trailer drops
Fencing	Fully fenced and secured site with controlled entrance



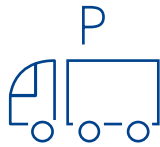
30'
clear height



23
dock doors



2
drive-in doors

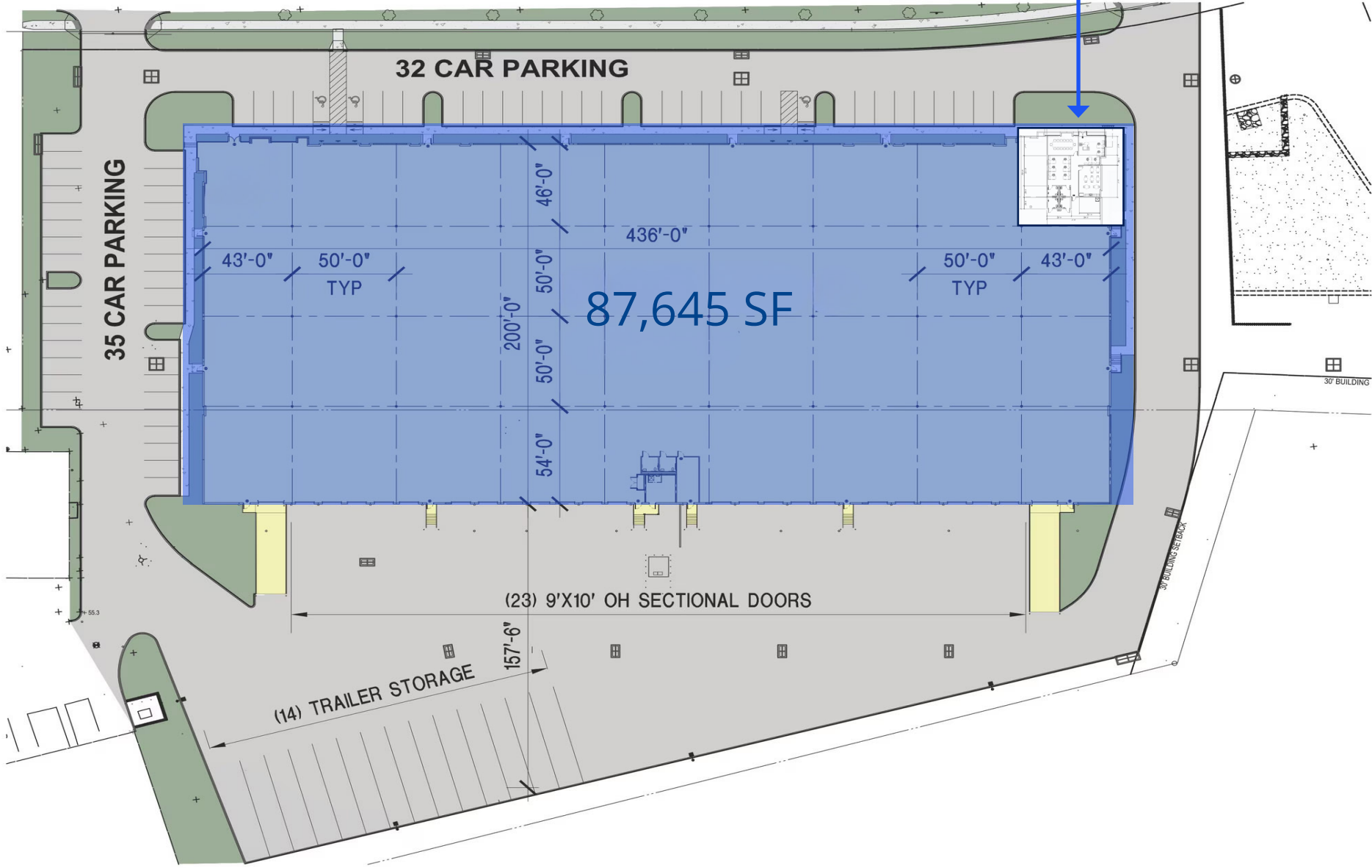


14
trailer drops
or IOS



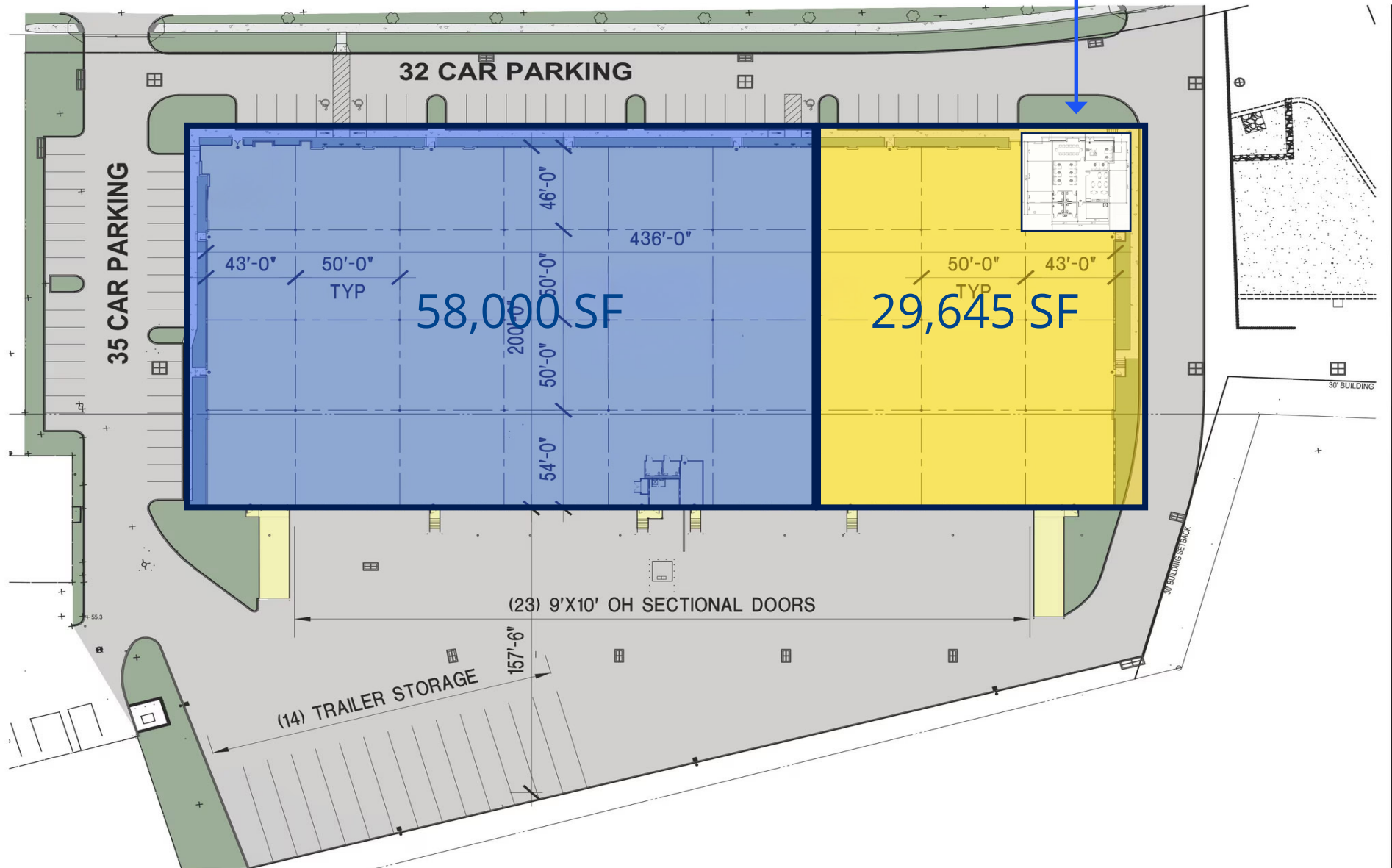
Site Plan

Spec Office
+/- 2,000 SF



Demised Premises

Spec Office
+/- 2,000 SF

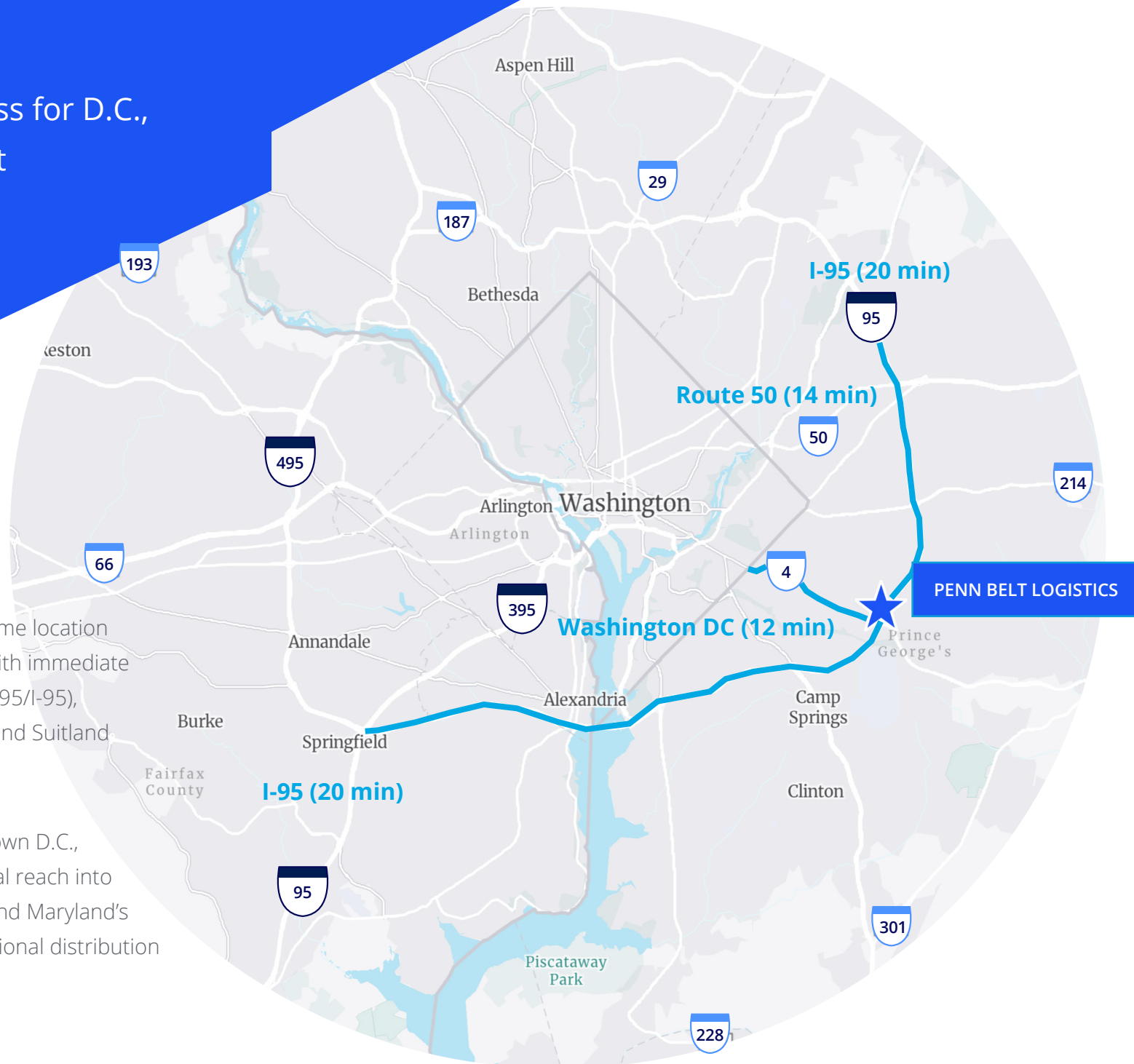


Location

Elite regional access for D.C.,
MD, and VA freight

Penn Belt Logistics offers a prime location in the Washington, D.C. region with immediate access to the Capital Beltway (I-495/I-95), Pennsylvania Avenue (Route 4), and Suitland Parkway.

Located within 8 miles of downtown D.C., the property provides exceptional reach into Washington, Northern Virginia, and Maryland's suburban markets—ideal for regional distribution and last-mile logistics.



Aerial Map



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