

For Lease
Flex Space Available



8 Jay Gould Court

Waldorf, Maryland 20602

Property Highlights

- **UNIT A: 3,000± SF with 300± SF reception/retail area**
- **\$9.00/SF asking rate**
- 10' loading docks can accommodate full-size tractor-trailers
- 10' drive-in doors
- 14' clear ceilings
- Cinder block construction
- Dedicated HVAC and gas heaters
- Great parking with truck court
- 80 parking spaces (3.5/1000)
- Zoned PUD, Waldorf
- Quick access to Route 301 and Route 5



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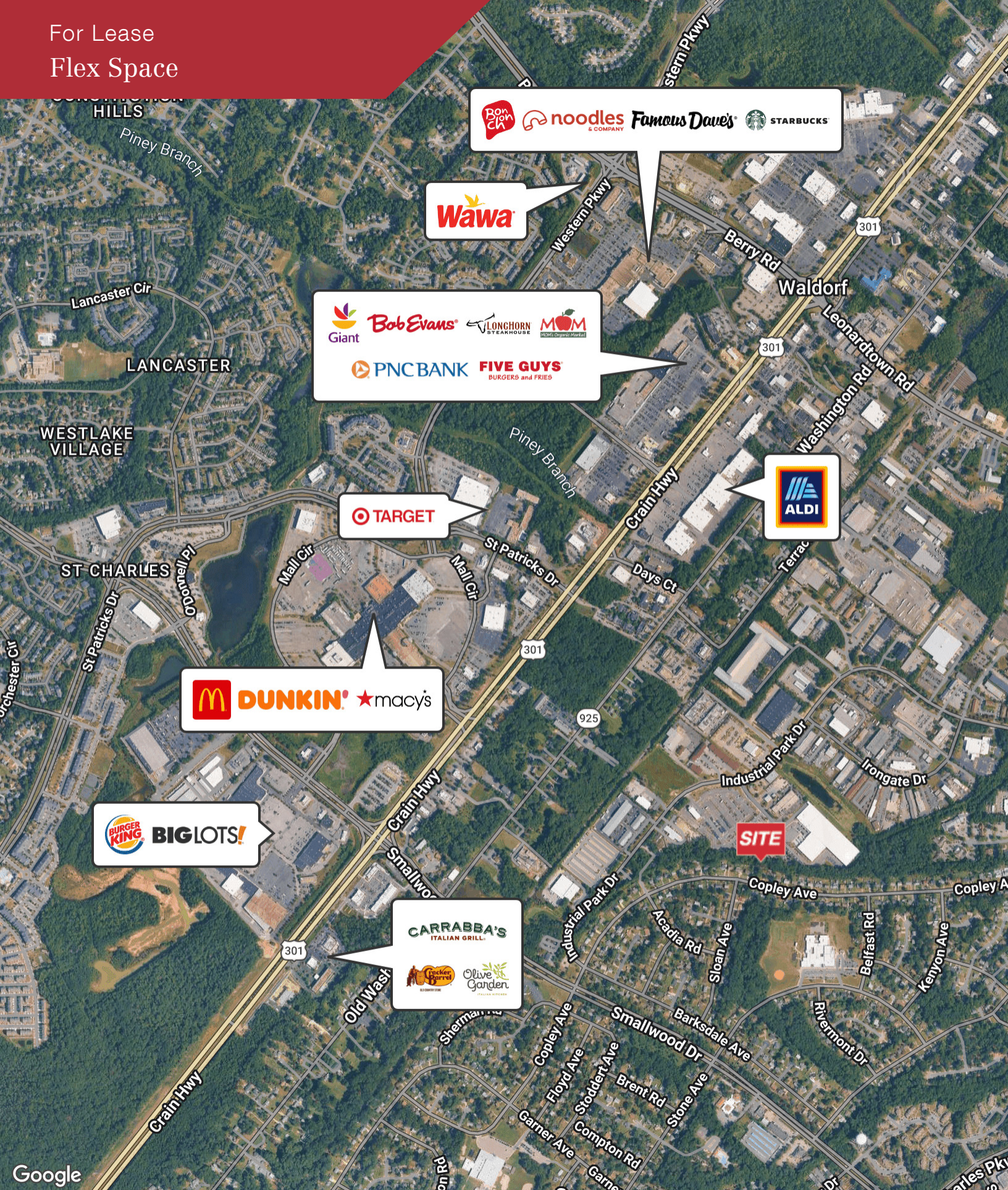
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Cockey Farms Olive Garden

SITE