

For Lease

52,000 – 110,000 SF Immediately Available - Quick Beltway Access



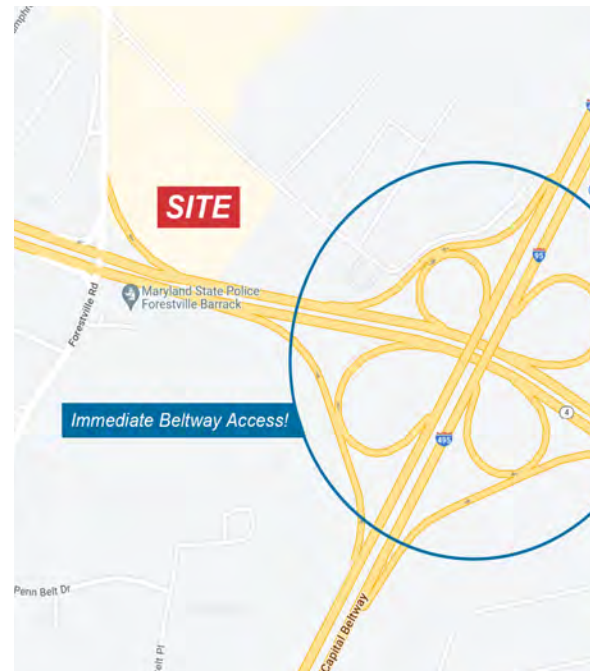
RECENTLY RENOVATED!

3300 Marlo Lane

Forestville, Maryland 20747

Property Highlights

- RECENTLY RENOVATED - new exterior paint, refurbished slab & docks, and more!
- 109,985± SF available (includes mezzanine) - demisable to 52,050± SF
- Proposed 63,358± SF expansion with 2,901± SF mezzanine
- 32' clear ceiling height
- 24 existing docks, plus 9 proposed docks
- 6 existing drive-in doors
- Cross dock capability
- Fenced outside storage
- Abundant trailer parking and 400+ parking spaces
- Sprinklered
- 42'10" x 28'8" column spacing
- Immediate access to the Capital Beltway (I-495/I-95) and Route 4 (Pennsylvania Avenue)
- 40' wall with strong signage opportunity along Route 4 (Pennsylvania Avenue)



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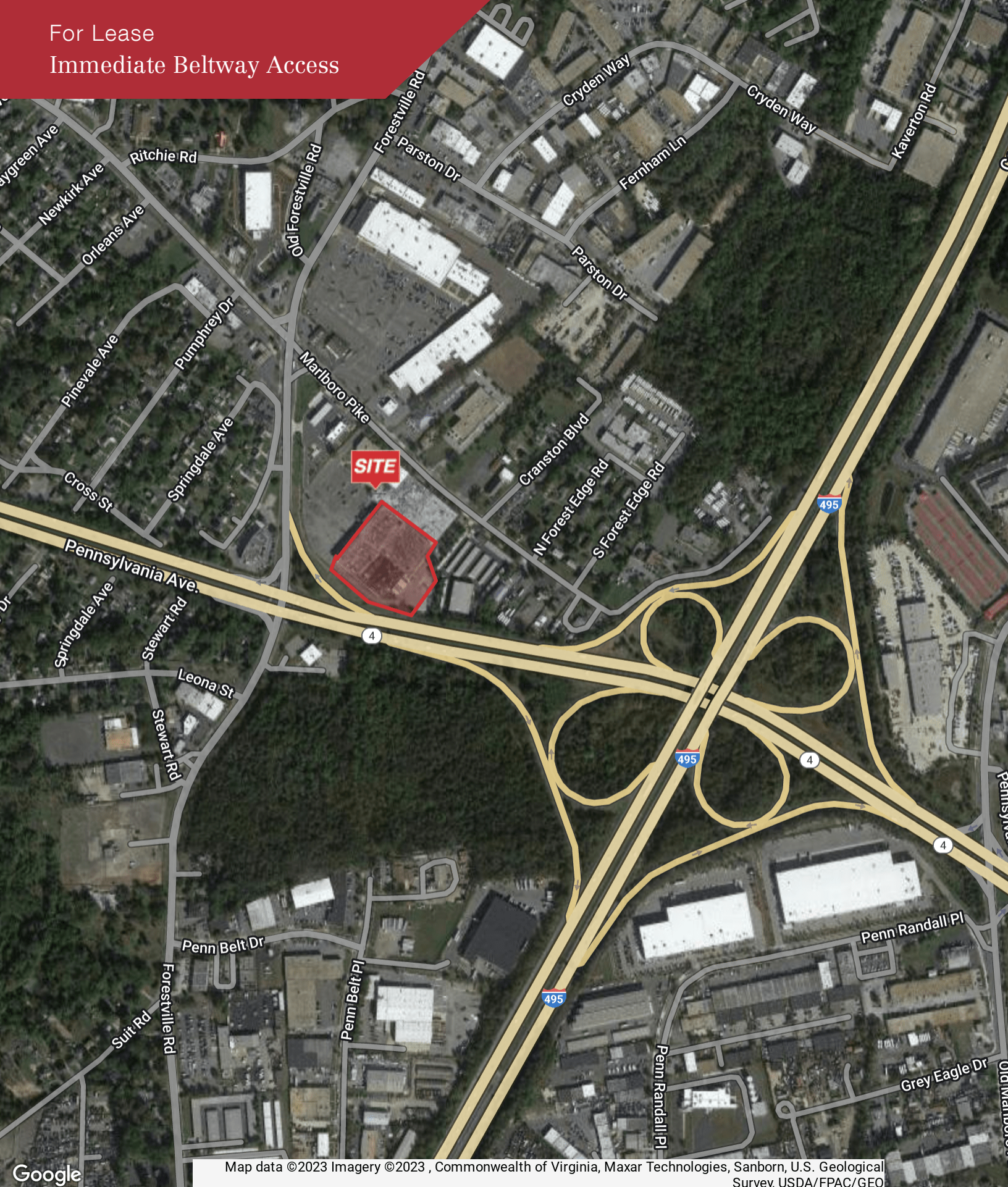
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For Lease
Recently Renovated



For Lease
Immediate Beltway Access



Google

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For Lease Illustrative Demising Plan

