



Colliers

For Lease

2,700 - 5,400 SF

Small Bay Industrial Suites Available
at Forestville Business Park

7931-7997 Fernham Ln,
Forestville, MD 20747

Jason Sullivan, SIOR

Executive Vice President

+1 410 319 2409

jason.sullivan@colliers.com

Melissa Parrish

Associate Vice President

+1 410 319 2412

melissa.parrish@colliers.com

Property Details

Availability Suite 7993 | 2,700 SF
Suite 7995 | 2,700 SF
*contiguous

Docks 1 Dock per Suite

Ceiling Height 22'

Sprinklers Wet

Parking Ratio 2.11/1,000

Zoning I-E

- 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.
- Located in a HUB zone

7931-7997 Fernham Ln,
Forestville, MD 20747



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

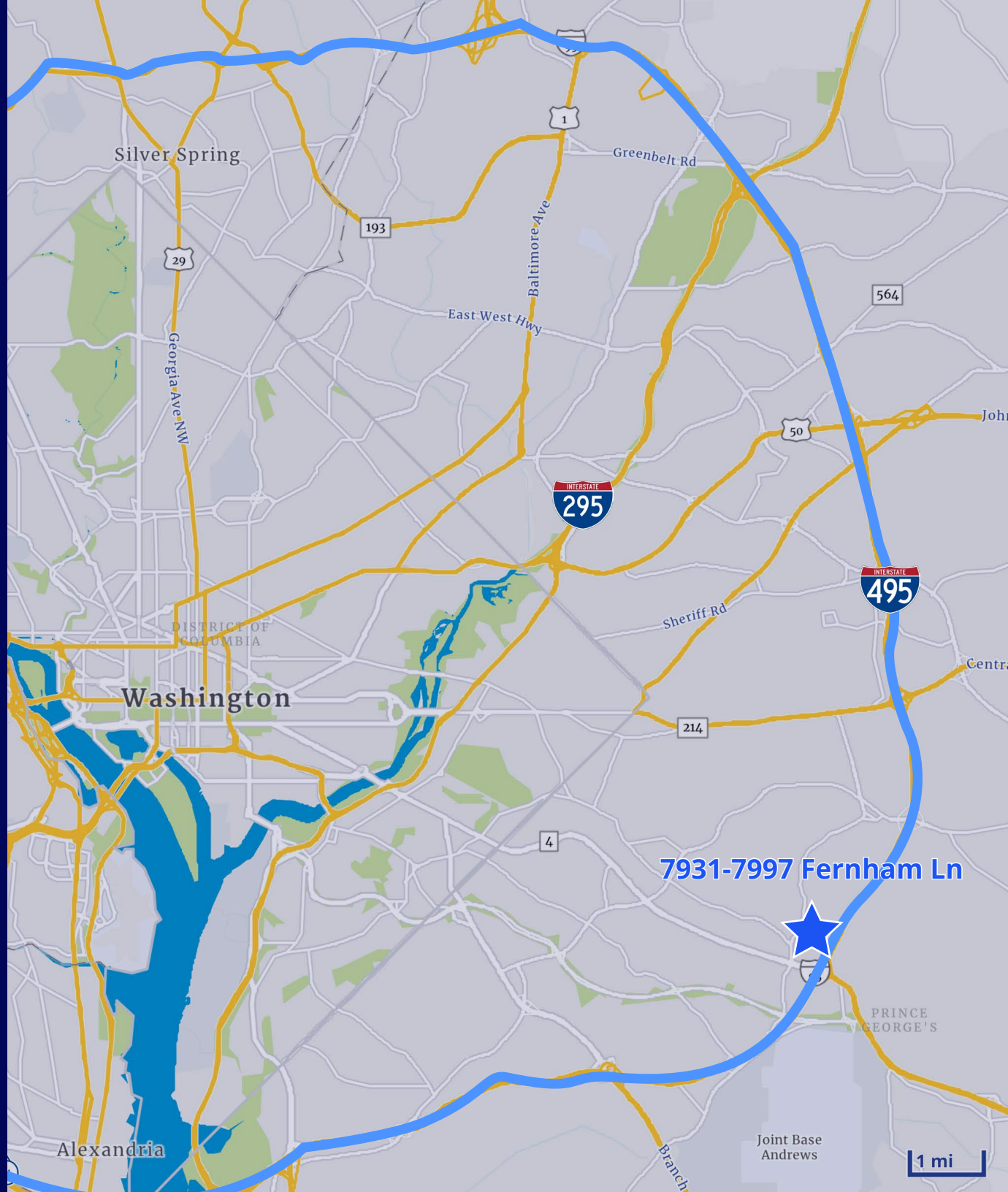
Washington, DC	13 Miles
-----------------------	----------

DCA Airport	15 Miles
--------------------	----------

BWI Airport	30 Miles
--------------------	----------

Baltimore	34 Miles
------------------	----------

Port of Baltimore	40 Miles
--------------------------	----------



Contact Us

Jason Sullivan, SIOR

Executive Vice President

+1 410 319 2409

jason.sullivan@colliers.com

Melissa Parrish

Associate Vice President

+1 410 319 2412

melissa.parrish@colliers.com



7001 Columbia Gateway Dr, Suite 220

Columbia, MD 21046

+1 410 319 2411

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2026. All rights reserved.

7931-7997 Fernham Ln,
Forestville, MD 20747

