

INDUSTRIAL PROPERTY FOR SUBLEASE

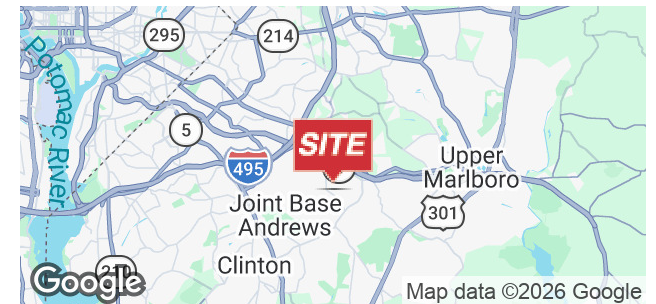


6001 FALLARD DRIVE

Upper Marlboro, MD
20772

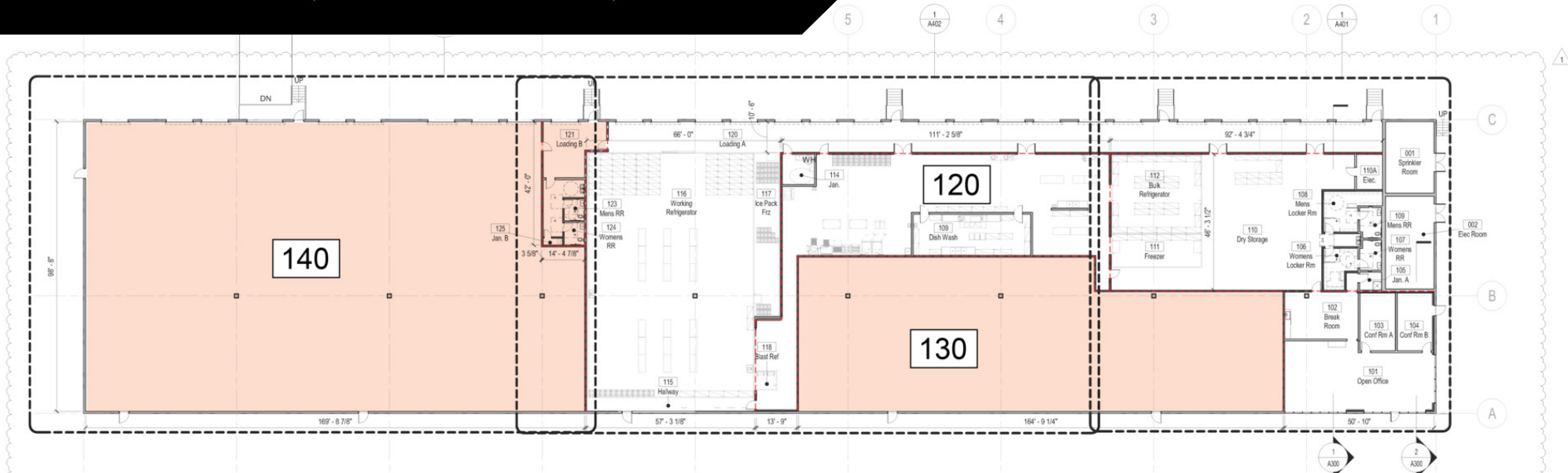
PROPERTY HIGHLIGHTS

- 23,100± SF Class A warehouse space
- ESFR sprinkler system
- 28' clear ceiling height
- 7 loading docks and 1 drive-in
- Zoned IE (Industrial Employment)
- Modern construction and efficient layout
- Convenient access to I-495/I-95, Route 301, Route 5, and Route 4



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LEASE INFORMATION

Lease Type: NNN
 Total Space: 7,000 - 23,100 SF

Sublease Term: Expires 2032
 Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 130	Available	7,000 SF	NNN	Negotiable	Shell condition; potential for commercial kitchen/commisary
■ Suite 140	Available	16,100 SF	NNN	Negotiable	7 loading docks and 1 drive-in

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Ample loading area



Suite 140 loading



Suite 140



Suite 130



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