



**PARK SIZE**  
76,172 SF



**CLOSE PROXIMITY**  
CAPITAL BELTWAY



**ZONING**  
IH (Heavy, Industrial)



**LOADING**  
DRIVE-IN



**PARKING**  
AMPLE

5806 - 5830 KIRBY ROAD  
5840 - 5844 KIRBY ROAD  
7609 - 7617 COMMERCE LANE

Clinton, Maryland 20735  
Prince George's County

NEW OWNERSHIP / MANAGEMENT  
PROPERTY IMPROVEMENTS UNDERWAY



# WAREHOUSE SPACE FOR LEASE

**AARON CARROLL**  
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9881 Broken Land Parkway, Suite 300 | Columbia, MD 21046

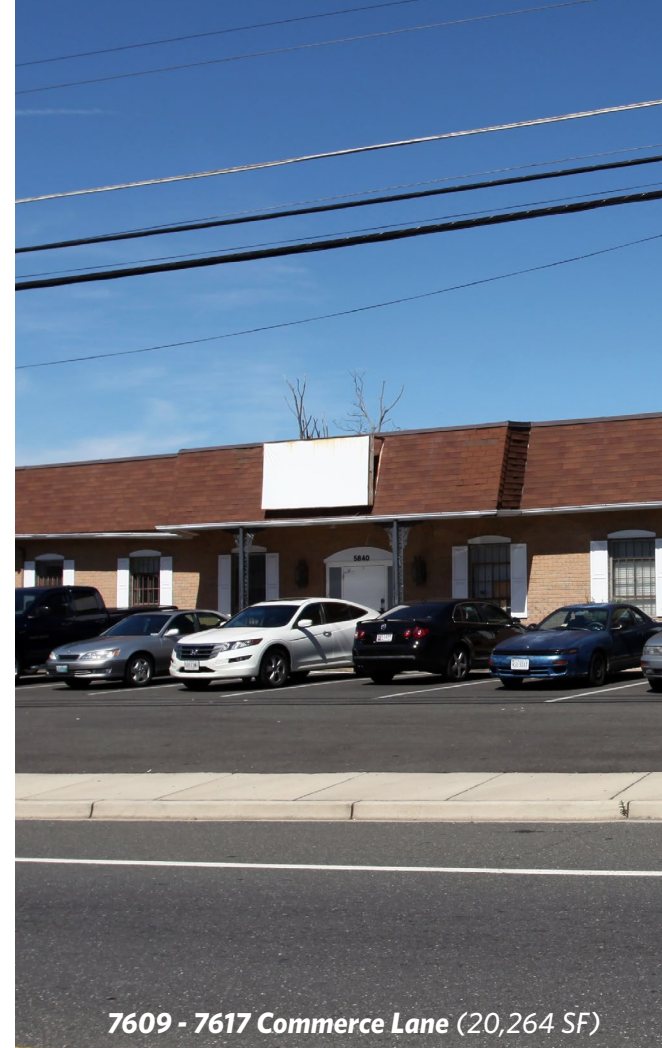
# AVAILABILITY



5806 - 5830 Kirby Road (37,398 SF)



5840 - 5844 Kirby Road (18,510 SF)



7609 - 7617 Commerce Lane (20,264 SF)

## 5806 - 5830 KIRBY ROAD

- 37,398 Square Feet
- Fully Occupied
- \$14.00 PSF, NNN

## 5840 - 5844 KIRBY ROAD

- 18,510 Square Feet
- Fully Occupied
- \$14.00 PSF, NNN

## 7609 - 7617 COMMERCE LANE

- 20,264 Square Feet
- 6,700 SF Available
- \$14.00 PSF, NNN

## NOTABLE HIGHLIGHTS

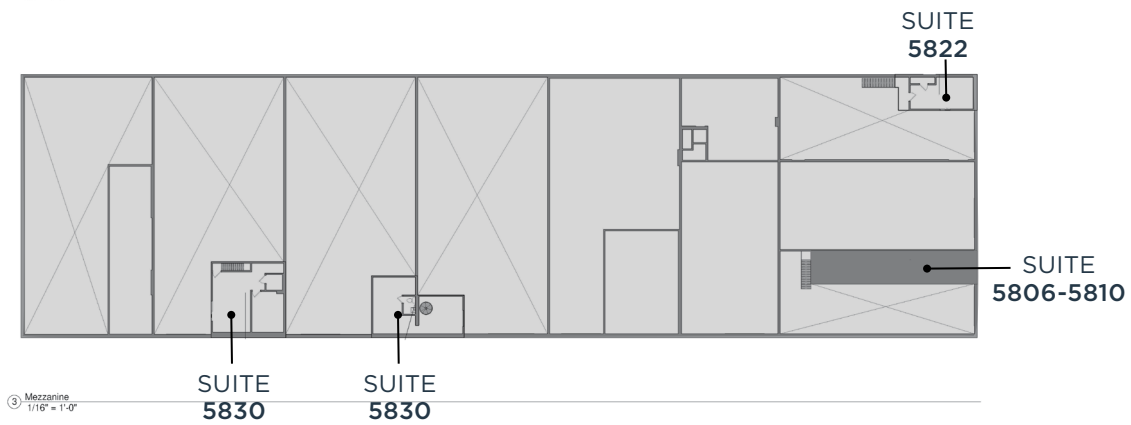
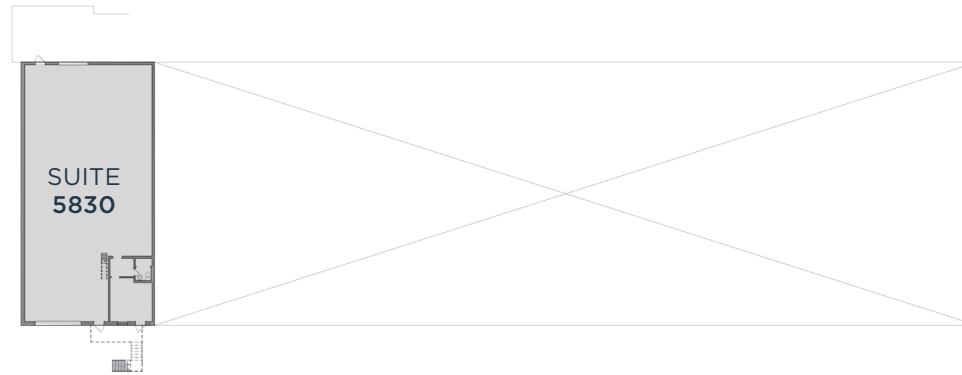
- Hard to find small bay industrial space
- Ample parking
- Close proximity to Capital Beltway
- LED lighting
- Oversized drive-in loading
- Heavy Industrial Zoning allows for a variety of uses. Auto-uses permitted.

# FLOOR PLAN

5806 - 5830 Kirby Road

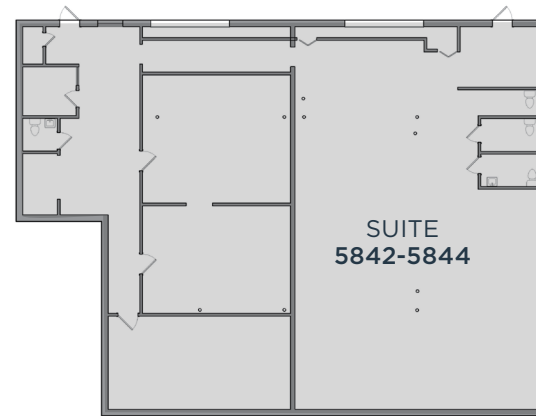
KEY

- AVAILABLE
- LEASED

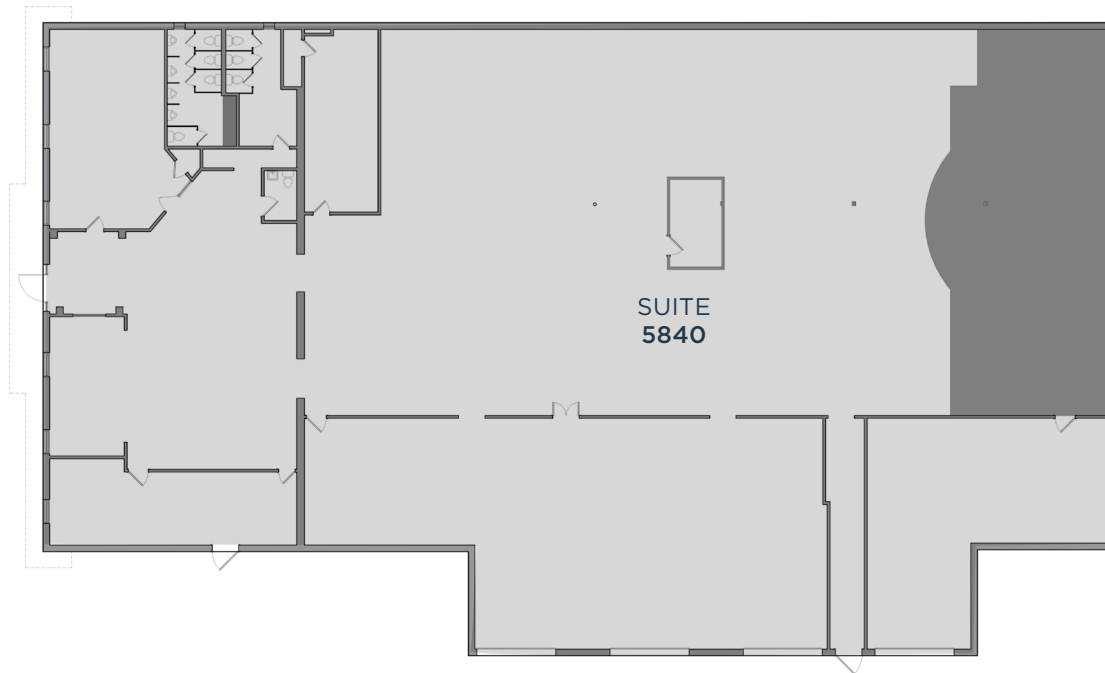
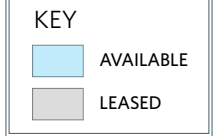


# FLOOR PLAN

5840 - 5844 Kirby Road



② Basement  
1/8" = 1'-0"



① Floor 01  
1/8" = 1'-0"

# FLOOR PLAN

7609 - 7617 Commerce Lane



# PHOTOS

5808 - 5812 Kirby Road



# PHOTOS

5822 - 5838 Kirby Road

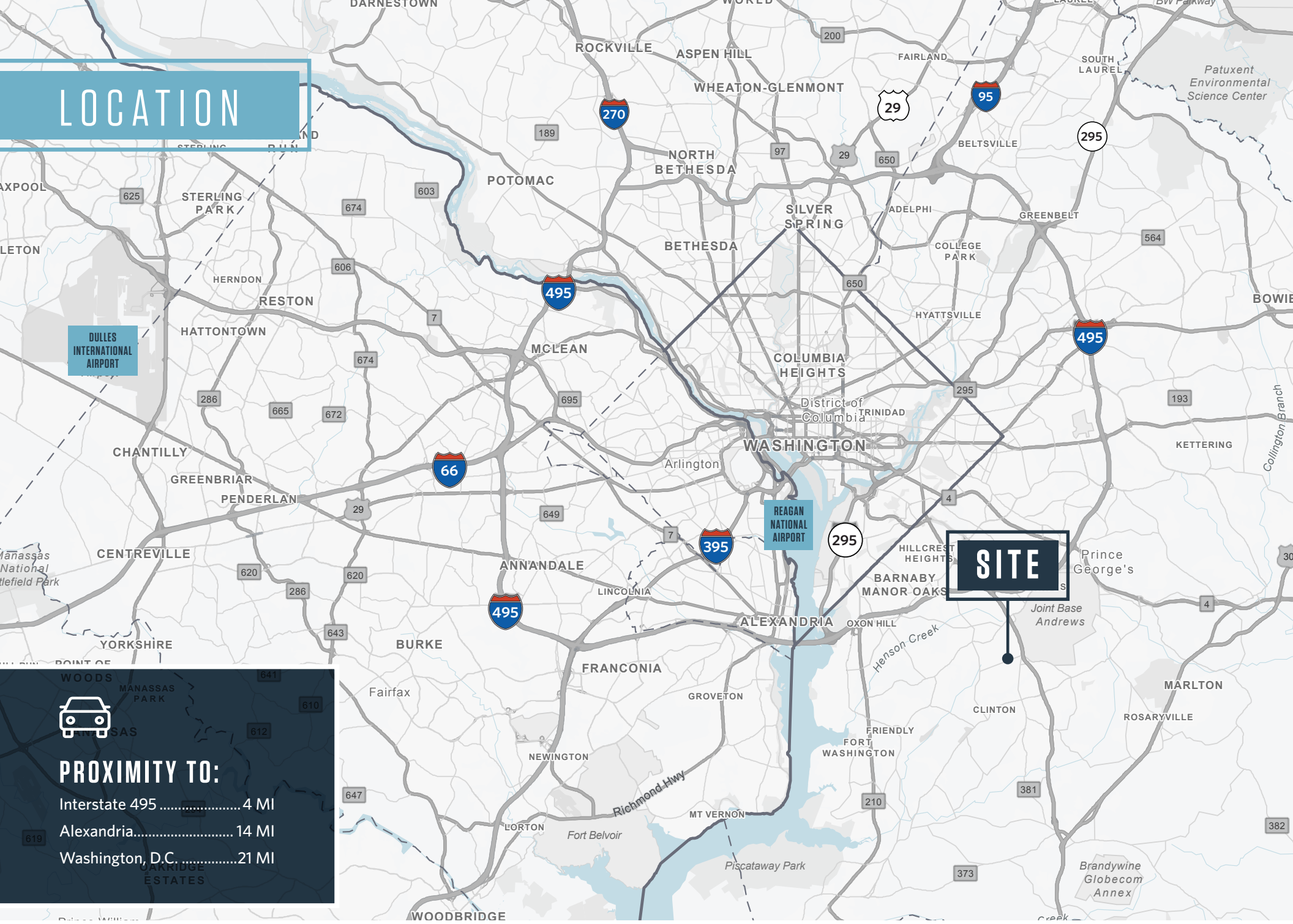


# PHOTOS

5840 - 5844 Kirby Road



# LOCATION



## PROXIMITY TO:

- Interstate 495 ..... 4 MI
- Alexandria..... 14 MI
- Washington, D.C. ....21 MI

5806 - 5830 KIRBY ROAD  
5840 - 5844 KIRBY ROAD  
7609 - 7617 COMMERCE LANE

Clinton, Maryland 20735  
Prince George's County

5808 - 5812 KIRBY ROAD

**NAI klnb**

For More Information, Please Contact:

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5822 - 5838 KIRBY ROAD

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[klnb.com](http://klnb.com)

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