

FOR LEASE

5211 CUTTER CT, PRINCE FREDERICK, MD 20678



**Industrial Space for Lease
with Access to Major Routes**

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PROPERTY DESCRIPTION

Unit B – Middle Unit (±6,000 SF)

Warehouse/flex space featuring one motorized drive-in garage door (±11' x 11'), open warehouse layout, and flexible industrial functionality. The space is ideal for contractors, service businesses, storage, distribution, and light industrial users seeking a centrally located facility within Prince Frederick Industrial Park.

HIGHLIGHTS

- ±6,000 SF middle unit available for lease
- One 11' x 11' motorized drive-in garage door
- Warehouse/flex buildout with open layout
- Located in Prince Frederick Industrial Park
- Adequate parking and multiple points of egress
- Convenient access to Routes 4 and 231 throughout Southern Maryland



OFFERING



FOR LEASE

INDUSTRIAL PROPERTY

Building Size 18,000 SF

SPACES	SPACE SIZE
Unit B	6,000 SF



INTERIOR PHOTOS



DEMOGRAPHICS



2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	488	5,607	18,635
Households	173	2,041	6,644
Average Household Size	2.8	2.7	2.8
Average Age	40	41	41
Average Household Income	\$146,698	\$143,098	\$149,185



18,635

Population



2.8

Average HH Size



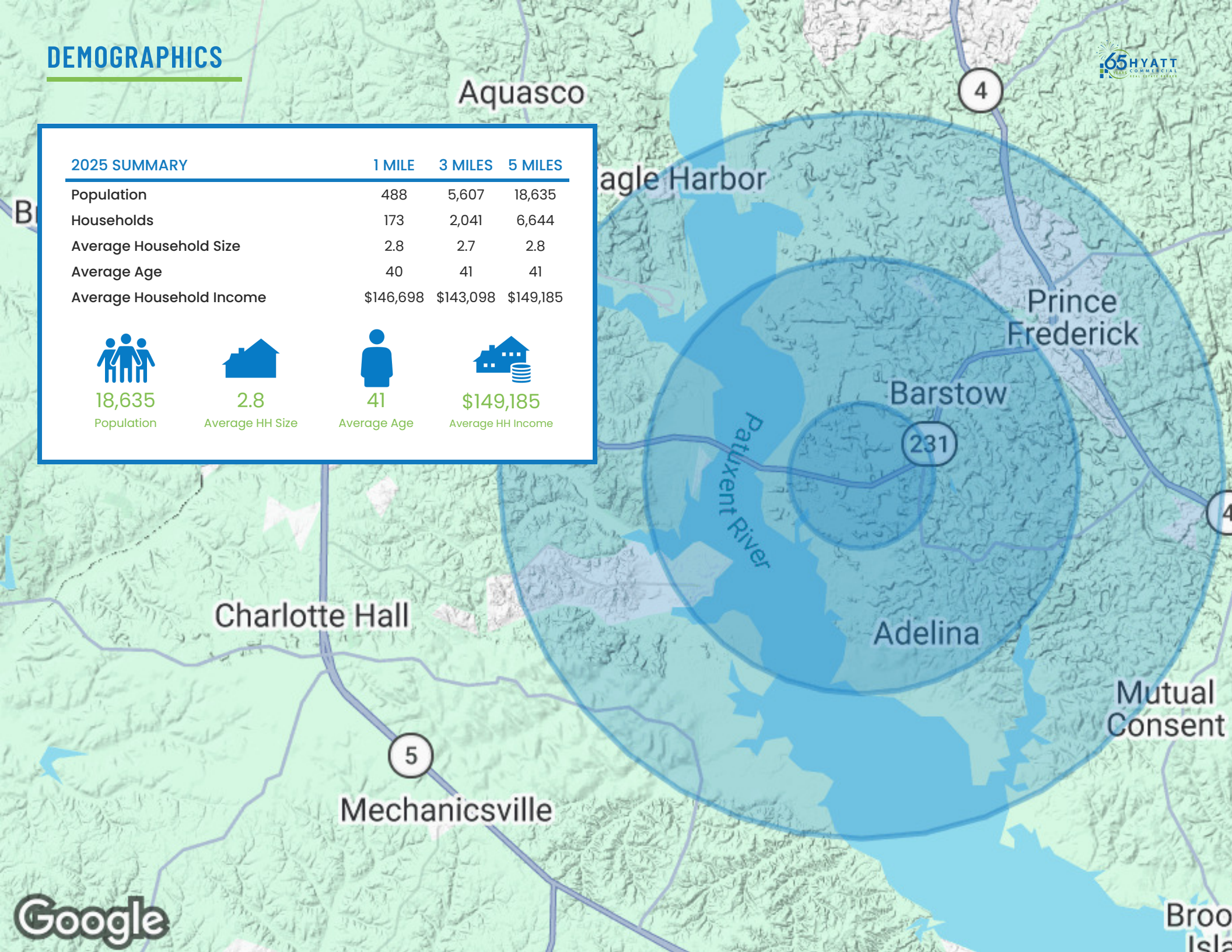
41

Average Age



\$149,185

Average HH Income



CONTACT

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