

500

MARYLAND DRIVE

FORT WASHINGTON, PA

AVAILABLE FOR LEASE

**RENOVATIONS
UNDERWAY**

11,729 SF Industrial/
Flex Facility



Faropoint

CBRE

PROPERTY DETAILS

500 Maryland Drive in Fort Washington, PA is undergoing significant landlord improvements, presenting an exceptional opportunity for industrial users! This 11,729 SF industrial space will feature a fully white boxed interior, a complete roof replacement, and new LED lighting throughout. Further enhancements include a fresh exterior painting and installation of a drive-in door.

Situated conveniently in Fort Washington, this location offers excellent access to major roadways such as the Pennsylvania Turnpike (I-276) and Route 309, making it ideal for businesses seeking prime connectivity. As a modernized facility with essential upgrades in a strategic location, 500 Maryland Drive is perfectly suited for a variety of industrial and distribution operations.



Space is currently in shell condition

BUILDING SPECIFICATIONS

- 
BUILDING SQUARE FOOTAGE
 150,120 SF
- 
CEILING HEIGHTS
 14' Clear
- 
AVAILABLE FOR LEASE
 Unit B: 11,729 SF
- 
DRIVE-IN DOOR
 One (1)
- 
ACREAGE
 12.85 Acres
- 
ZONING
 Greater Fort Washington
 GFW Zoning
 (Upper Dublin Township)
- 
PARKING
 22 Spaces
- 
AMENITIES
 Fenced Lot
 Served by SEPTA
 Bus Route 201



CM3
BUILDING SOLUTIONS
a member of **DAIKIN** group

posnp
POS NETWORK PLUS

FMP
FACTORY MOTORPARTS

HUNTER
CHEMICAL LLC

FedEx

Honeywell **tsi**

FETH **TSO** ADJUSTMENT SERVICE, LLC
PUBLIC INSURANCE ADJUSTERS

CMC ENERGY SERVICES **Breathe E-Z Systems**

ADVANCEDRX

 **FORT WASHINGTON STATION**

LOCAL AMENITIES

Wawa **THE FORT** **Sum Pig**

Hilton Garden Inn **Starbucks** **DUNKIN'**

Holiday Inn

Johnson & Johnson

CORPORATE CORRIDOR

Located within a dynamic commercial landscape, 500 Maryland Drive places your business amidst a thriving community of established enterprises and corporate neighbors.

CENTRALLY CONNECTED

Strategically situated along the Northeast Corridor, offering unparalleled access to major highways and cities.

ROUTE 309 – 1 Mile

I-276 – 2 Miles

I-476 – 7 Miles

I-76 – 11 Miles

I-95 – 20 Miles

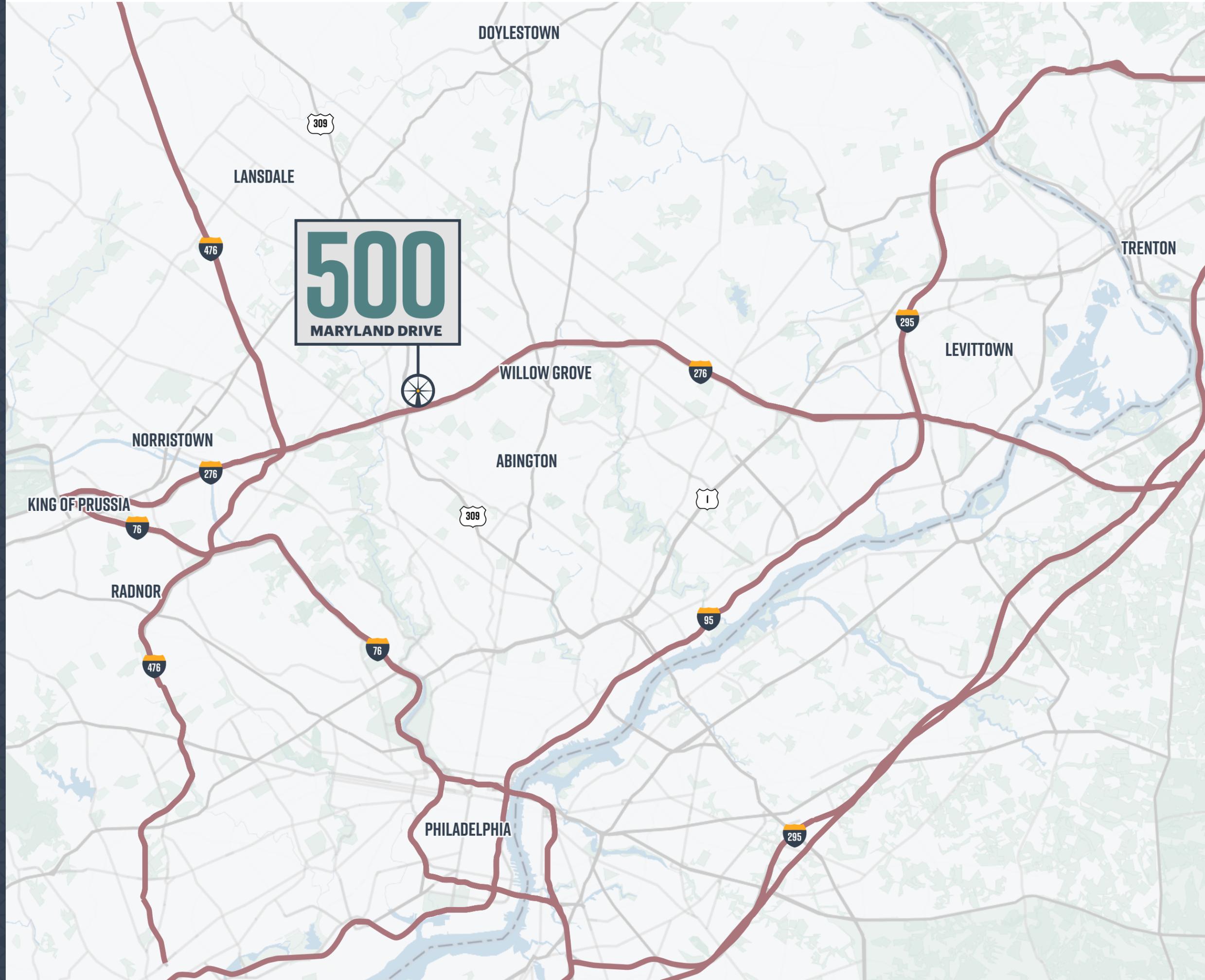
KING OF PRUSSIA, PA
16 Miles

PHILADELPHIA, PA
18 Miles

TRENTON, NJ
29 miles

WILMINGTON, DE
42 Miles

NEW YORK, NY
93 miles



500

MARYLAND DRIVE

FORT WASHINGTON, PA

Steve Hanscom

Associate

T +1 610 251 0820

steve.hanscom@cbre.com

Scott Gabrielsen

Executive Vice President

T +1 610 308 5141

scott.gabrielsen@cbre.com



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