

For Sale or Lease  
**Sheriff Road  
 Business Park**



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## 6300, 6302 & 6400 Sheriff Road

Landover, Maryland 20785

Exciting opportunity for an owner-occupant looking to acquire an office headquarters with rare I-2 and I-3 zoned land.

### Highlights

- Land Area:** 12.22± acres in four parcels
- Building Size:** 345,794± SF in three buildings
- Zoning:** I-2 and I-3

**Location:** Minutes from the District of Columbia  
 Quick access to Route 50, the Baltimore-Washington Parkway and the Capital Beltway



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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**Sheriff Road Business Park**



**6400 Sheriff Road - Building One**

Land Area:	3.66± acres
Building Size:	192,000± SF
Zoning:	I-2



**6302 Sheriff Road - Building Two**

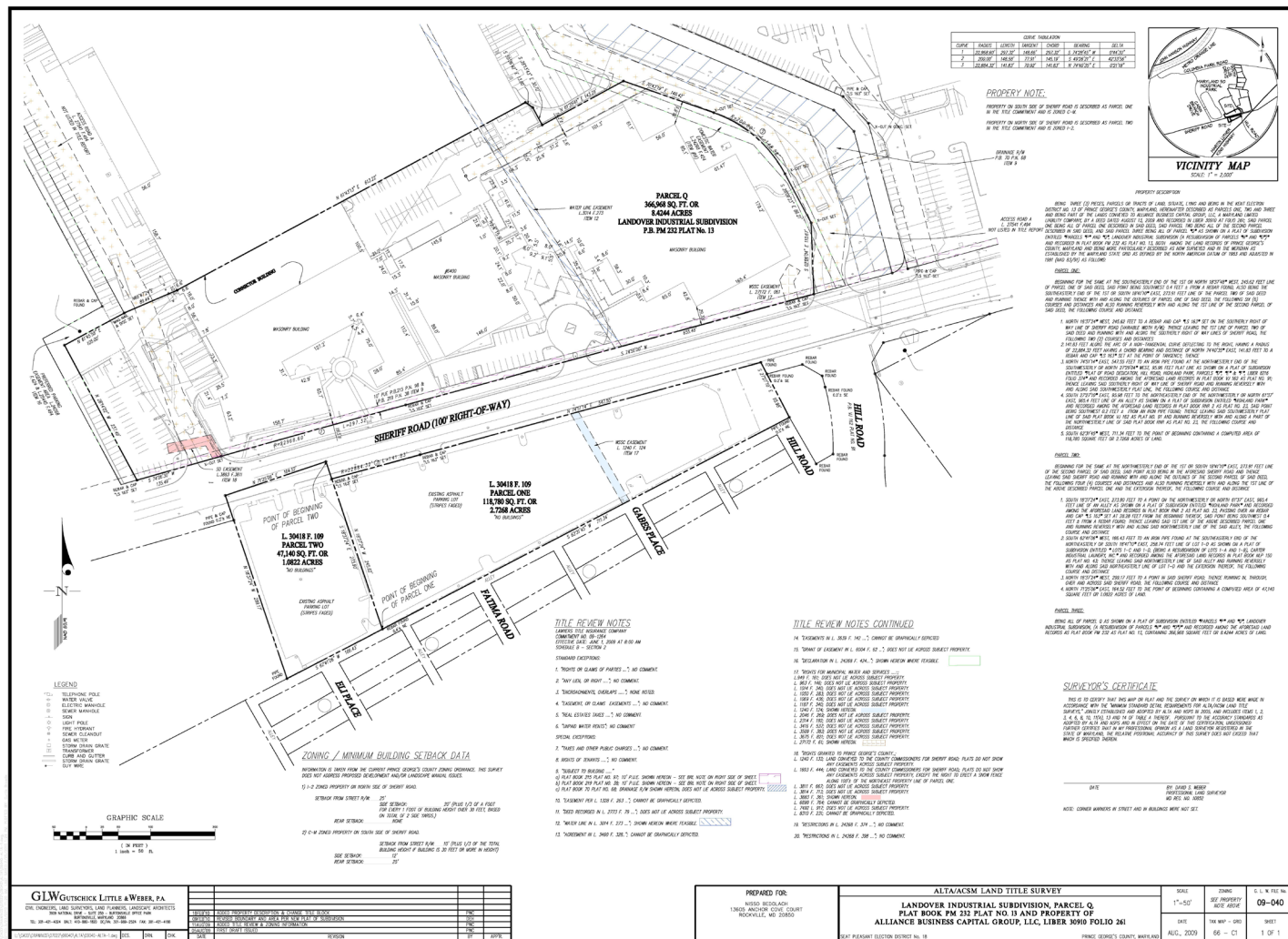
Land Area:	1.60± acres
Building Size:	65,685± SF
Zoning:	I-2



**6300 Sheriff Road - Building Three**

Land Area:	3.16± acres
Building Size:	88,109± SF
Zoning:	I-2

Additional parcels across Sheriff Road total 3.81± acres and zoned I-3.



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