

FOR LEASE

# MID-ATLANTIC DISTRIBUTION CENTER

7900 Cedarville Road  
Brandywine, Maryland



## SPACE FEATURES

### AVAILABLE:

27,000 SF Warehouse  
60,000 SF Warehouse  
7,000 SF Freestanding Garage

### RENTAL RATE:

\$6.50/SF NNN

### PARKING:

250 Trailer Spaces  
3 Acres Auto Parking

### AVAILABLE LOADING:

50 Docks (Drive-ins possible)  
Accessible Through a Fenced Lot



## PROPERTY INFORMATION

### YEAR BUILT:

1991

### FLOOR CONSTRUCTION:

6.5" Slab on Vapor Barrier

### ROOF CONSTRUCTION:

Ballasted Single Membrane

### BUILDING CONSTRUCTION:

Tilt Wall

### CEILING HEIGHT:

30'3"

### COLUMN SPACING:

60' x 48'

### SPRINKLER:

ESFR & Class 4, .8/3000



## CONTACT US

### RALPH HAUGHT

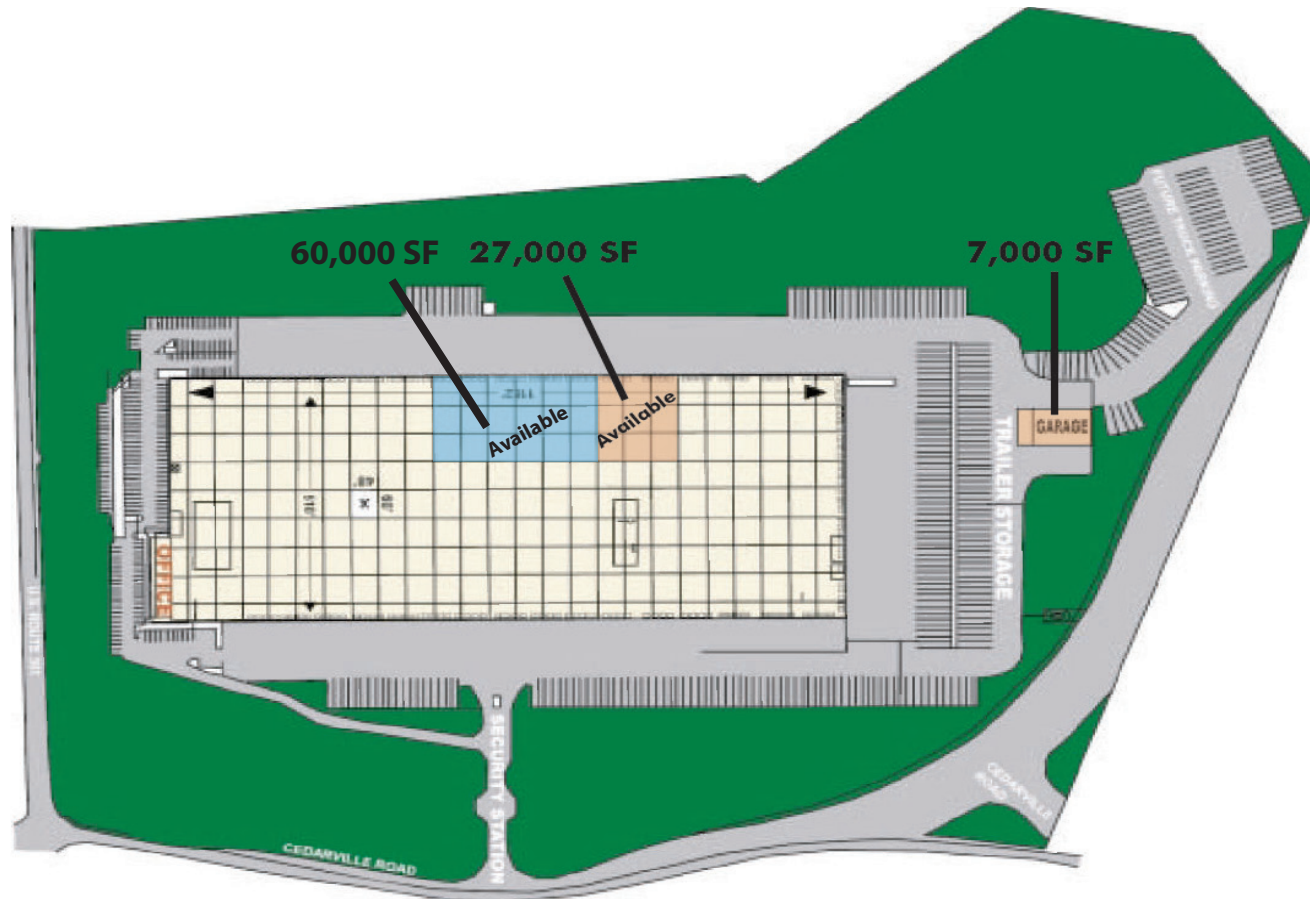
First Vice President  
+1 202 585 5573  
Ralph.Haught@cbre.com

CBRE

# FOR LEASE MID-ATLANTIC DISTRIBUTION CENTER

7900 Cedarville Road  
Brandywine, Maryland

## SITE PLAN



© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

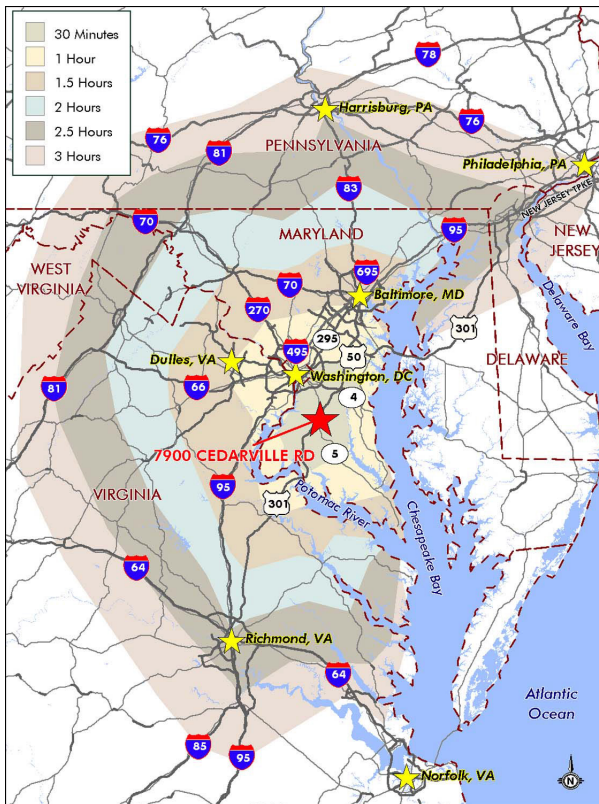
**CBRE**



# FOR LEASE MID-ATLANTIC DISTRIBUTION CENTER

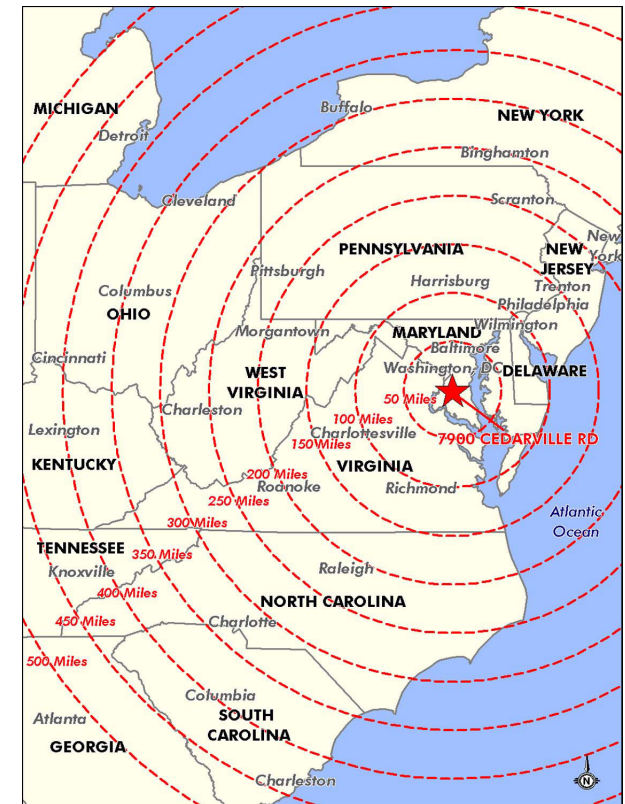
7900 Cedarville Road  
Brandywine, Maryland

## REGIONAL MAP



CITY	STATE	AIR (Mileage)	GROUND (Mileage)	DRIVE TIME (H.M.)
Atlanta	GA	540	629	11.08
Boston	MA	390	452	7.49
Charleston	SC	440	522	9.26
Charlotte	NC	330	389	7.11
Chicago	IL	610	724	12.12
Cincinnati	OH	420	535	9.04
Cleveland	OH	396	396	6.48
Detroit	MI	410	549	9.20
Indianapolis	IN	500	609	10.22
Memphis	TN	770	898	15.06
Miami	FL	910	1042	18.06
Nashville	TN	770	898	15.06
New Orleans	LA	960	1107	18.33
New York	NY	200	239	4.10
Philadelphia	PA	130	150	2.49
Pittsburgh	PA	220	270	4.40
St. Louis	MO	720	852	14.22
Tampa	FL	800	896	16.09

## RADIUS MAP



© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

**CBRE**