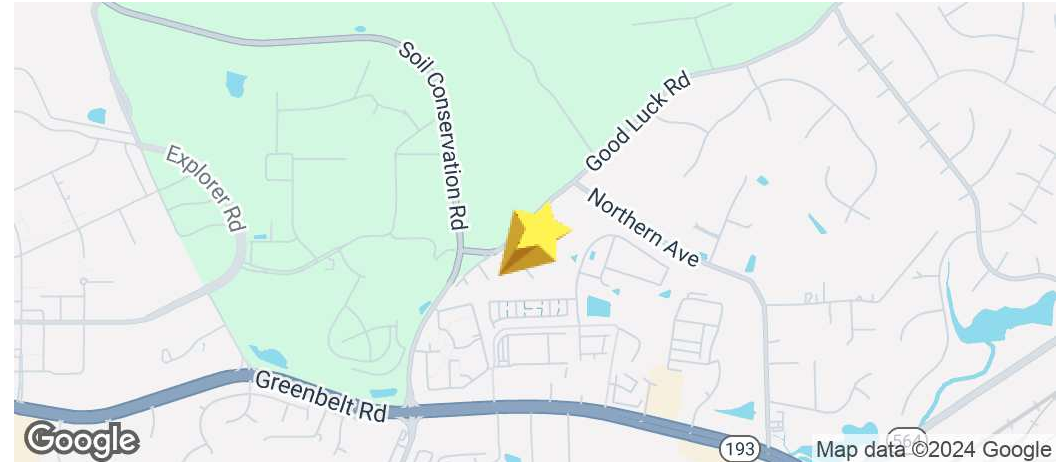


# FOR LEASE INDUSTRIAL PROPERTY

10011 GOOD LUCK RD.

10011 Good Luck Rd.  
Glenn Dale, MD 20769



## OFFERING SUMMARY

Available SF: 45,000+/- SF

Lease Rate: \$15.00 SF/yr (NNN)

Lot Size: 2.78 Acres

Building Size: 45,000 +/-

Zoning: I1

## PROPERTY OVERVIEW

Direct access to Capital Beltway with daily traffic count of 240,000 vehicles per day.

## PROPERTY HIGHLIGHTS

- Warehouse-style space within direct access of Washington DC, Capital Beltway, and Baltimore metro areas.
- Currently a sports facility, but immediate move-in available.
- Zoned as industrial this space would make a great warehouse, storage facility, lite manufacturing, distribution center, or auto body center.
- Two climate-controlled soccer fields 18,500+/- sq. ft. each (150 x 116 feet)
- Ceiling height 18-36 ft.
- 65+- parking spaces
- 2,500 +/- sq. ft. +- mezzanine with office space and workout facility

## Presented By:

Scott Douglas

Principal Broker

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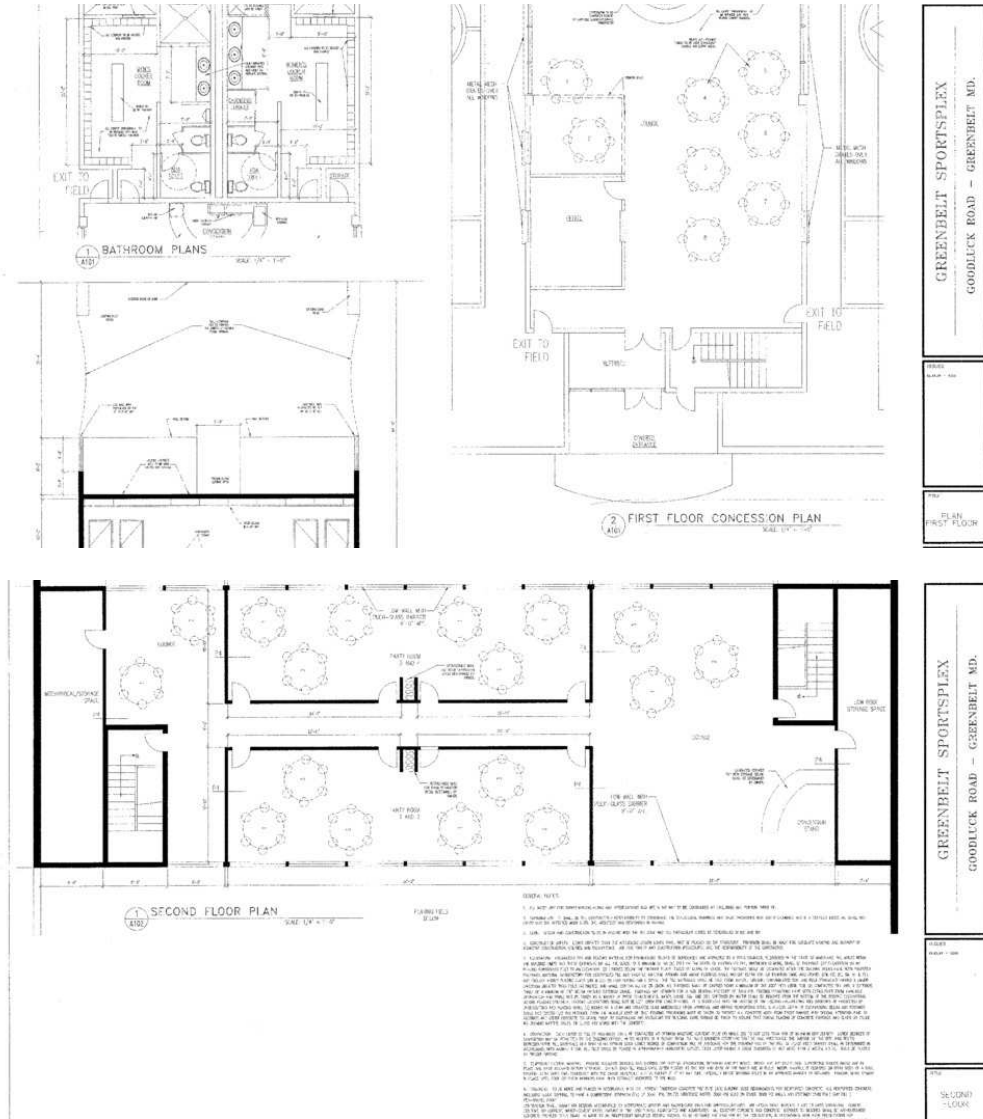
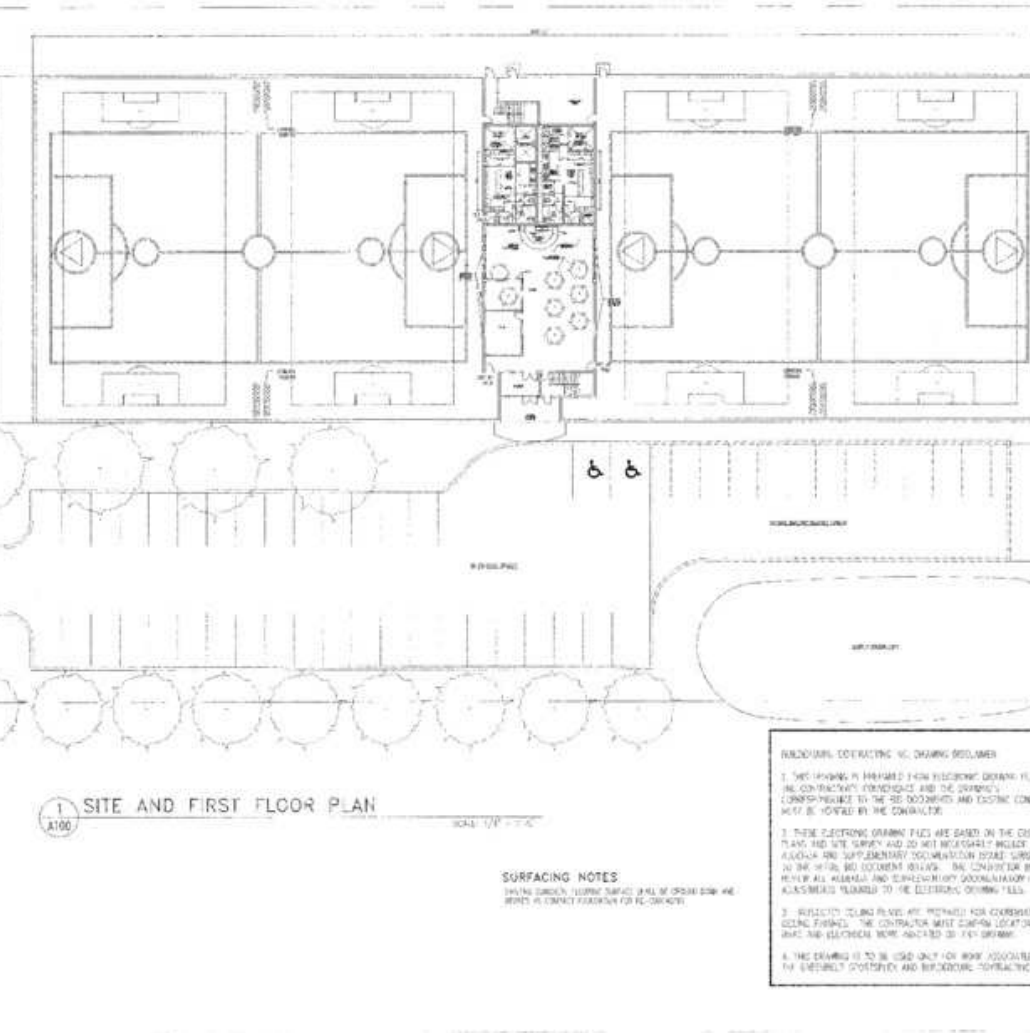
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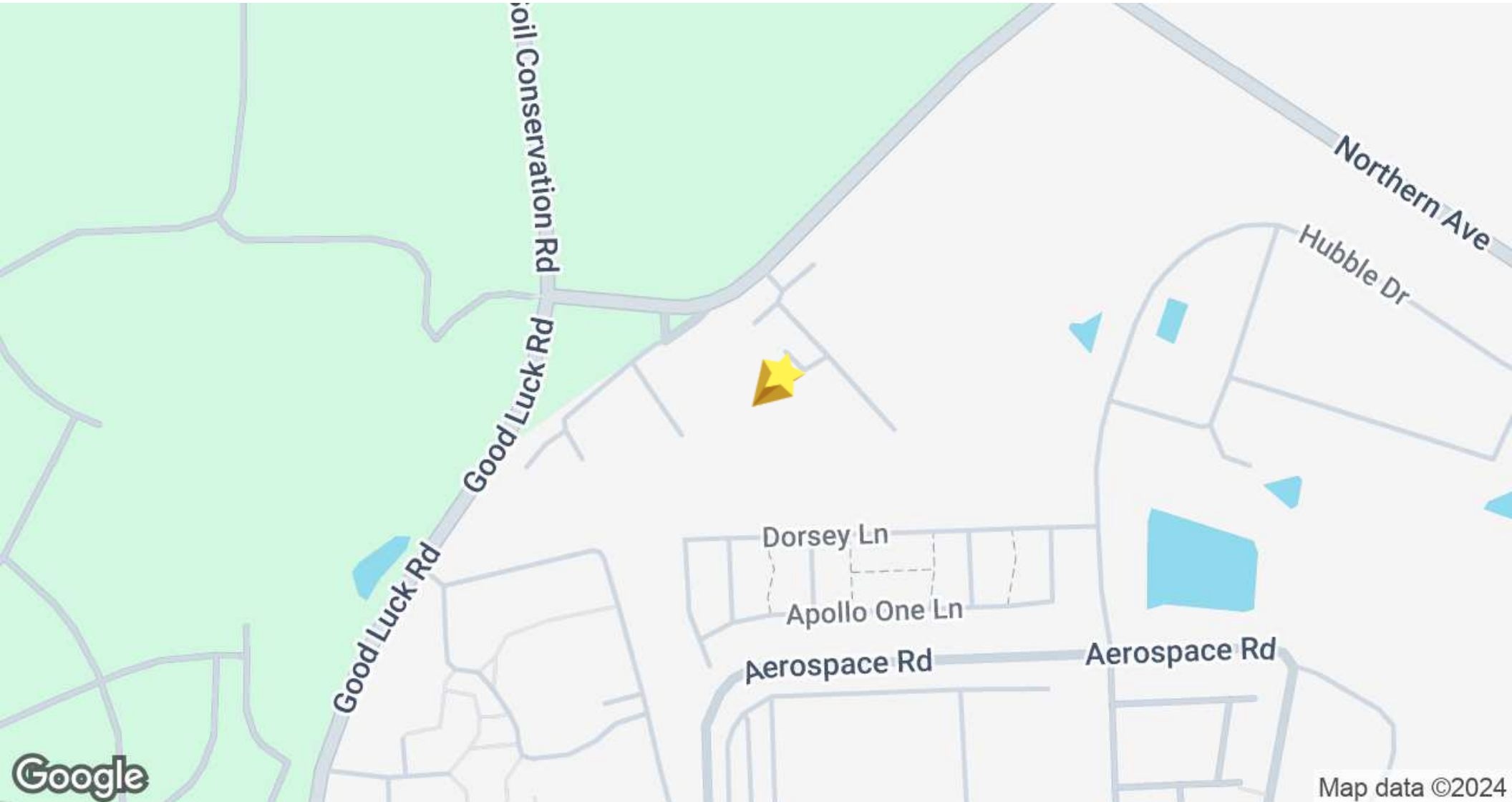


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# FOR LEASE INDUSTRIAL PROPERTY

## 10011 GOOD LUCK RD.

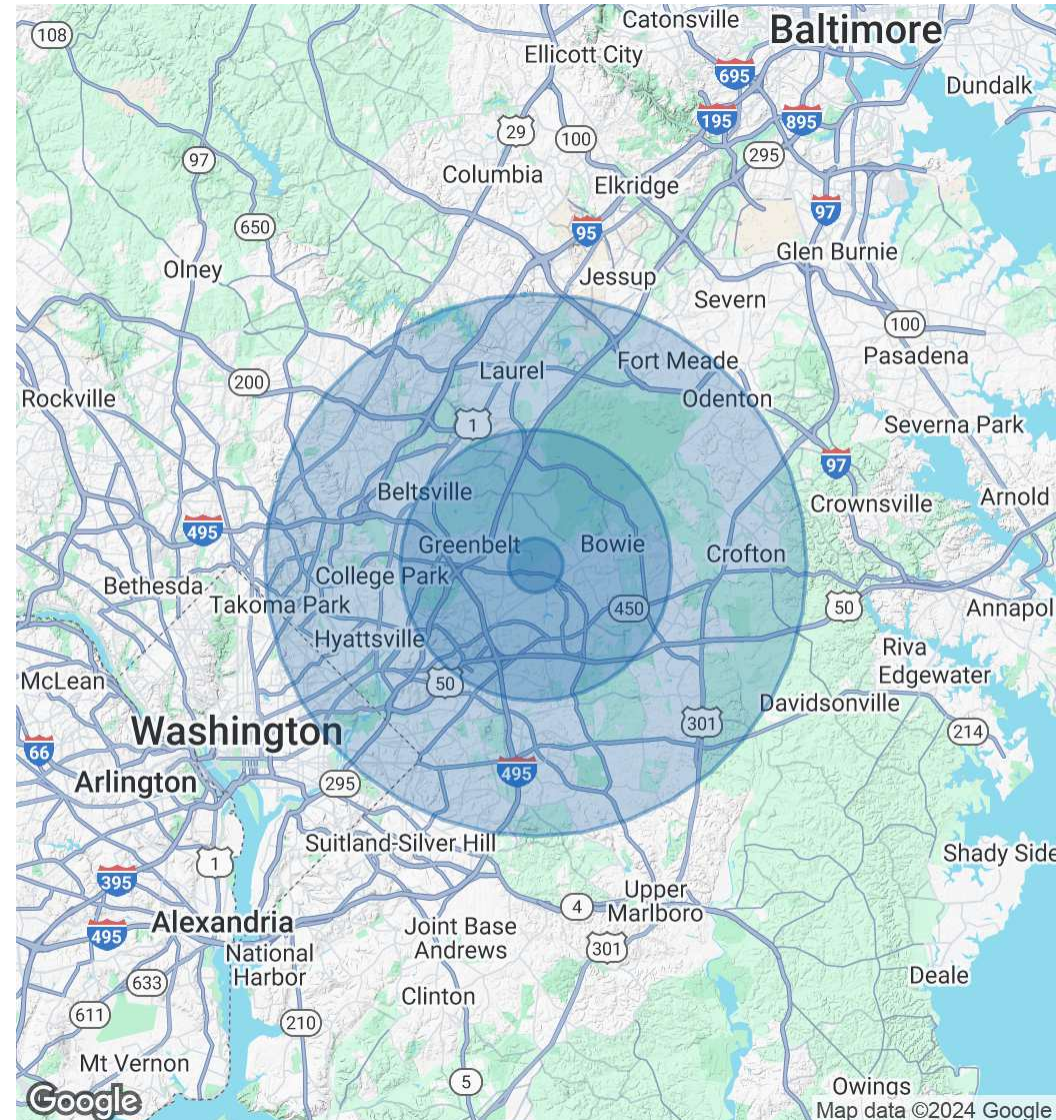
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,128	148,921	790,089
Average Age	35.4	35.5	34.4
Average Age (Male)	33.4	33.6	32.8
Average Age (Female)	37.4	36.9	35.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,240	51,701	279,892
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$81,212	\$93,426	\$85,735
Average House Value	\$299,319	\$359,281	\$349,859

\* Demographic data derived from 2020 ACS - US Census



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