

INDUSTRIAL PROPERTY
FOR LEASE

8700 - 8724 JERICHO CITY DR
JERICHO BUSINESS CENTER - Landover, MD 20785



Industrial Property For Lease

8700 - 8724 JERICHO CITY DR, LANDOVER, MD 20785



8700 - 8724
JERICHO CITY DR

**Jericho Business
Center**
Landover, MD 20785

PROPERTY OVERVIEW

- 80,000 SF Industrial Space For Lease
- Total Size: 95,838 SF Industrial Warehouse
- Lot Size: 7.47 Acres
- Year Built: 1990
- Ceiling Height: 24' Clear
- Loading: 13 Dock Doors + 1 Drive-in Door
- Zoning: IE (Industrial Employment)
- Parking: ±300 surface spaces (3.0/1,000 SF)
- **LEASE RATE: \$15.00 PSF**

LOCATION OVERVIEW

With easy access to the Capital Beltway (I-495/I-95) and major business arteries such as Rt 214 (Central Ave), Rt 202 (Landover Rd), Martin Luther King Jr Hwy (Rt 704), Arena Dr. and Brightseat Rd. Close proximity to the District of Columbia line.



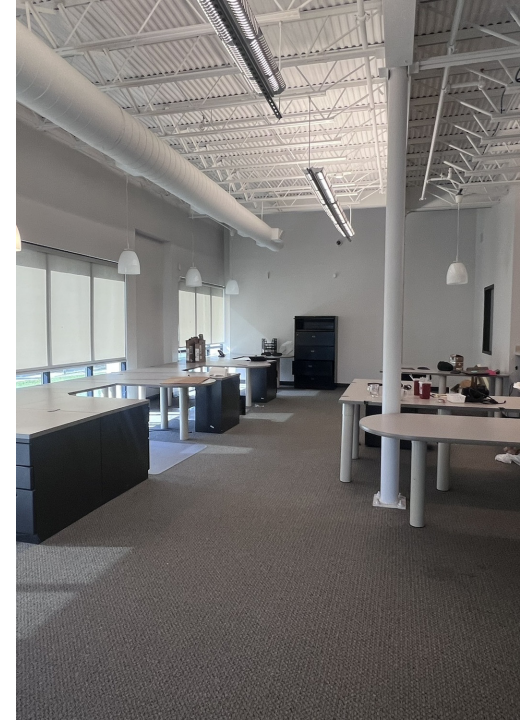
MARCUS N. DANIELS
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Building Size:	95,838 SF
Available Space:	80,000 SF
Land:	7.47 Acres
Zoning:	IE - (Opportunity Zone designation enhances tax appeal)
Type:	Industrial, multi-tenant, single-story industrial/flex facility
Class:	B
Loading:	(13) Dock doors - (1) Drive-in door
Year Built	1990
Parking	300+/- surface spaces
Construction	Reinforced concrete
Ceiling Height:	24' clear
LEASE RATE:	\$15.00 PSF



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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD
INCOME

1 Mile	10,291	4,139	\$99,453
3 Miles	105,750	38,532	\$116,889
5 Miles	316,465	111,852	\$114,126

2020 American Community Survey (ACS)



Google

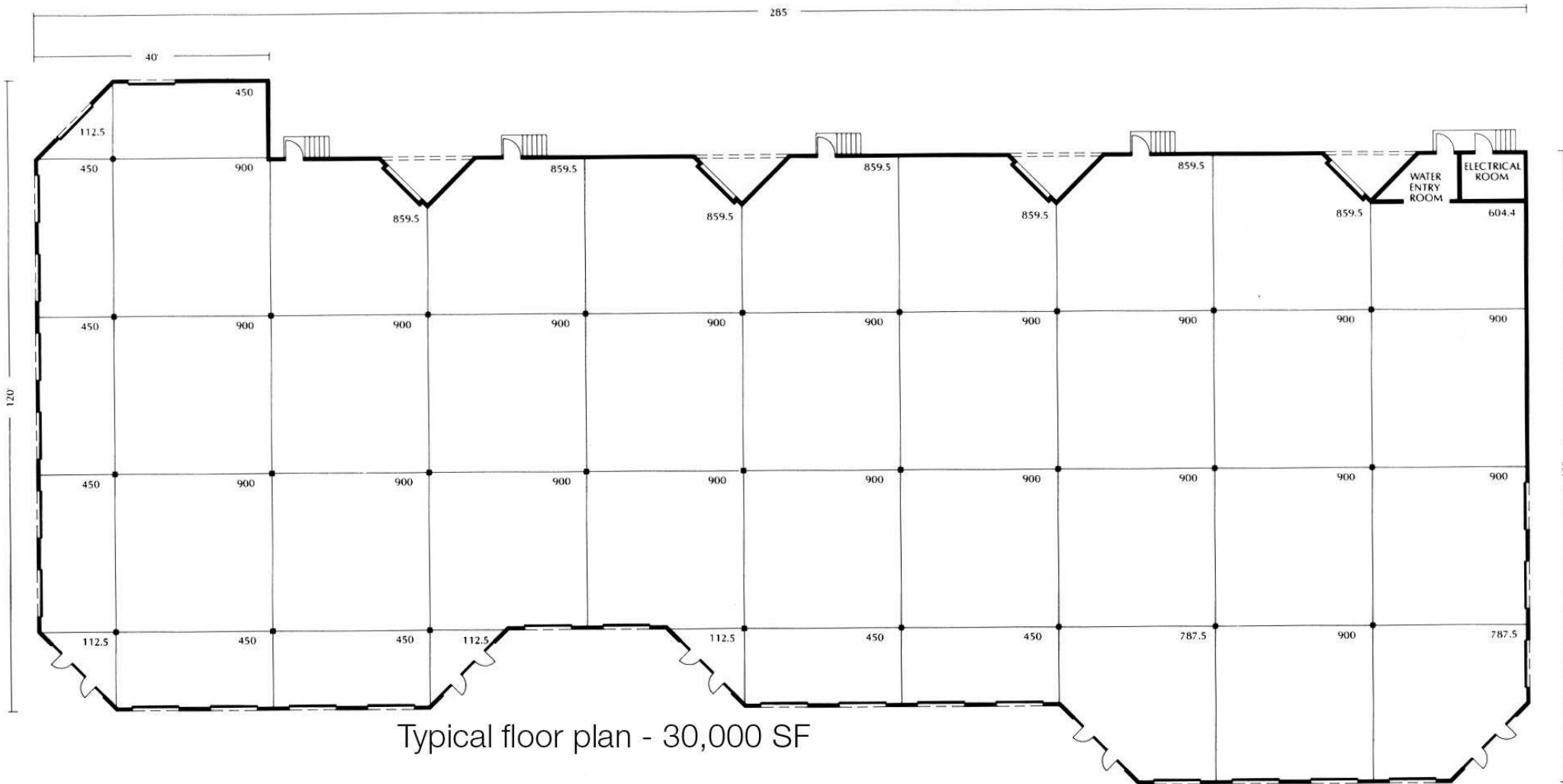
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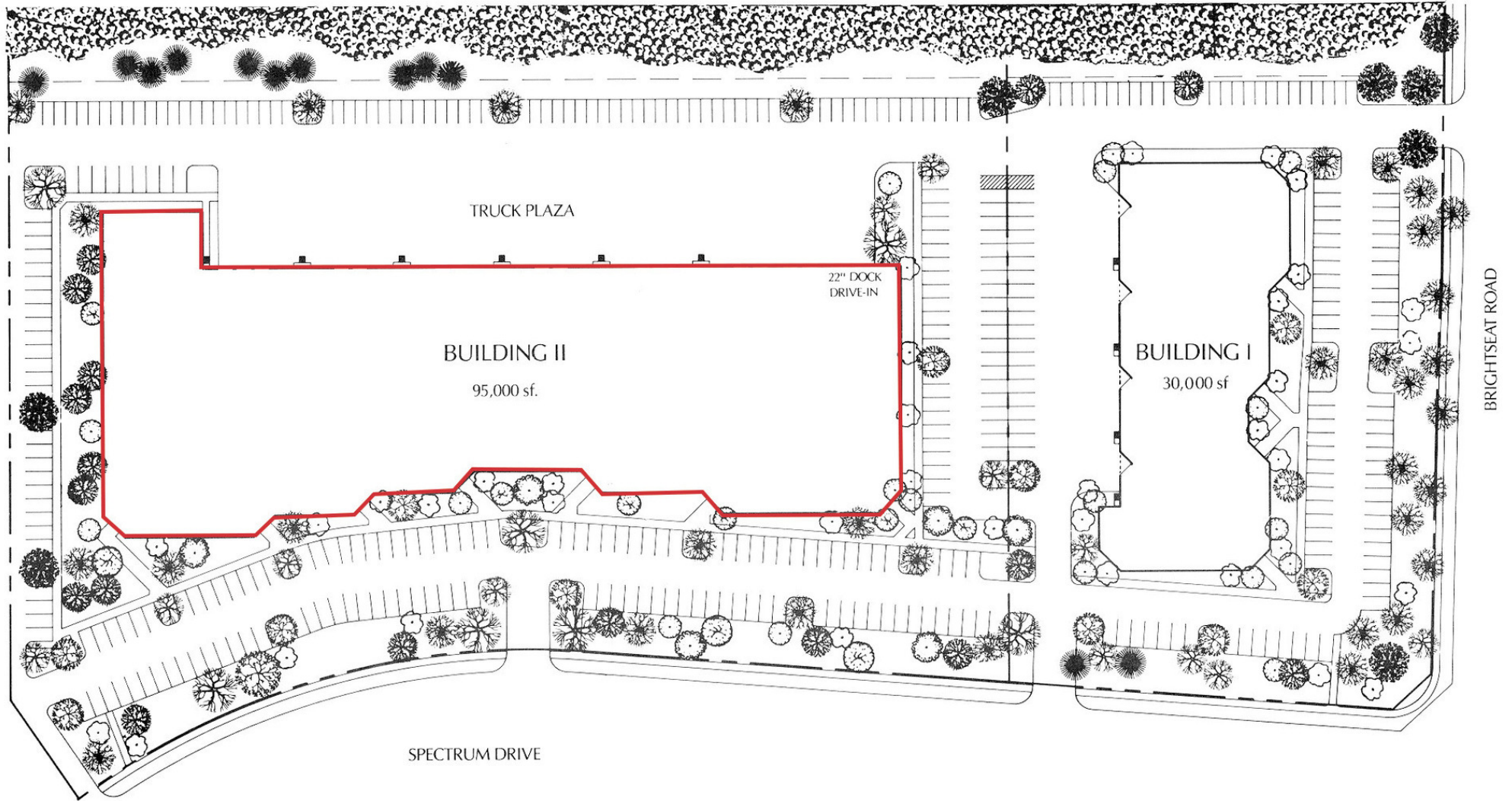


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**HVAC/Electrical
Equipment Plan**
Base Building 5-3-18

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