



# 9701 FALLARD COURT

UPPER MARLBORO, MD 20772

FOR  
SALE



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Secured lot with Two (2) points of ingress/egress
- Four (4) total drive-ins with two (2) oversized at-grade drive-ins
- 12'-18'  $\pm$  clear height
- Newer (2020) Perimeter Lighting exists around the expansive secure yard
- First and Second Floor office areas offer multiple private offices, restrooms, and conference rooms
- On-site Re-fueling Station
- Available Separately: Four (4) 18,000 lb Mobile Truck Lifts (BendPak)

BUILDING SIZE:	12,500 SF $\pm$
LOT SIZE:	1.77 ACRES $\pm$
YEAR BUILT:	1990
STORIES:	2
ZONING:	IE
SALE PRICE:	UNPRICED



GOOGLE STREET VIEW



# AERIAL



# EXTERIOR PHOTOS

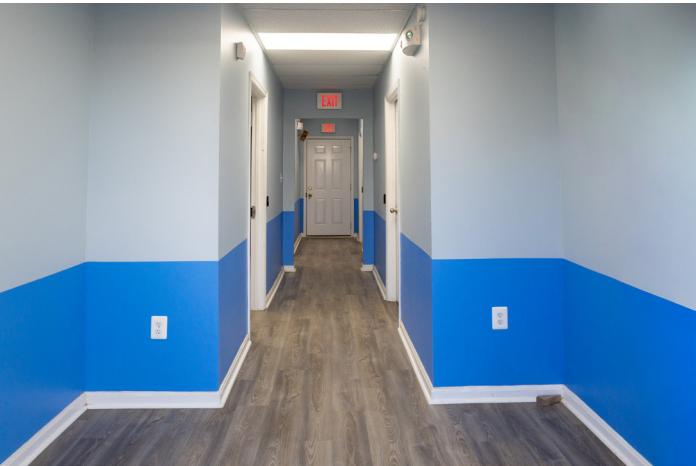
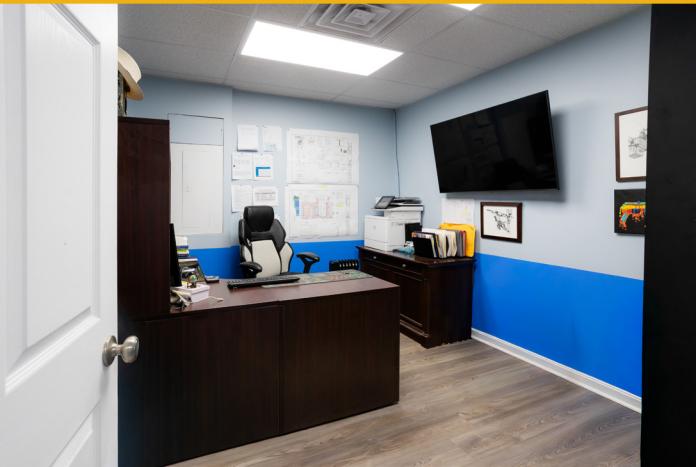
NEWER PERIMETER LIGHTING



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# TRADE AREA

## DRIVING DISTANCE TO:



4.0 MILES  
9 MIN. DRIVE



2.9 MILES  
7 MIN. DRIVE



12.0 MILES  
21 MIN. DRIVE



17.8 MILES  
29 MIN. DRIVE



5.2 MILES  
13 MIN. DRIVE  
(JOINT BASE ANDREWS)

WASHINGTON, DC

16.9 MILES  
35 MIN.

BALTIMORE, MD

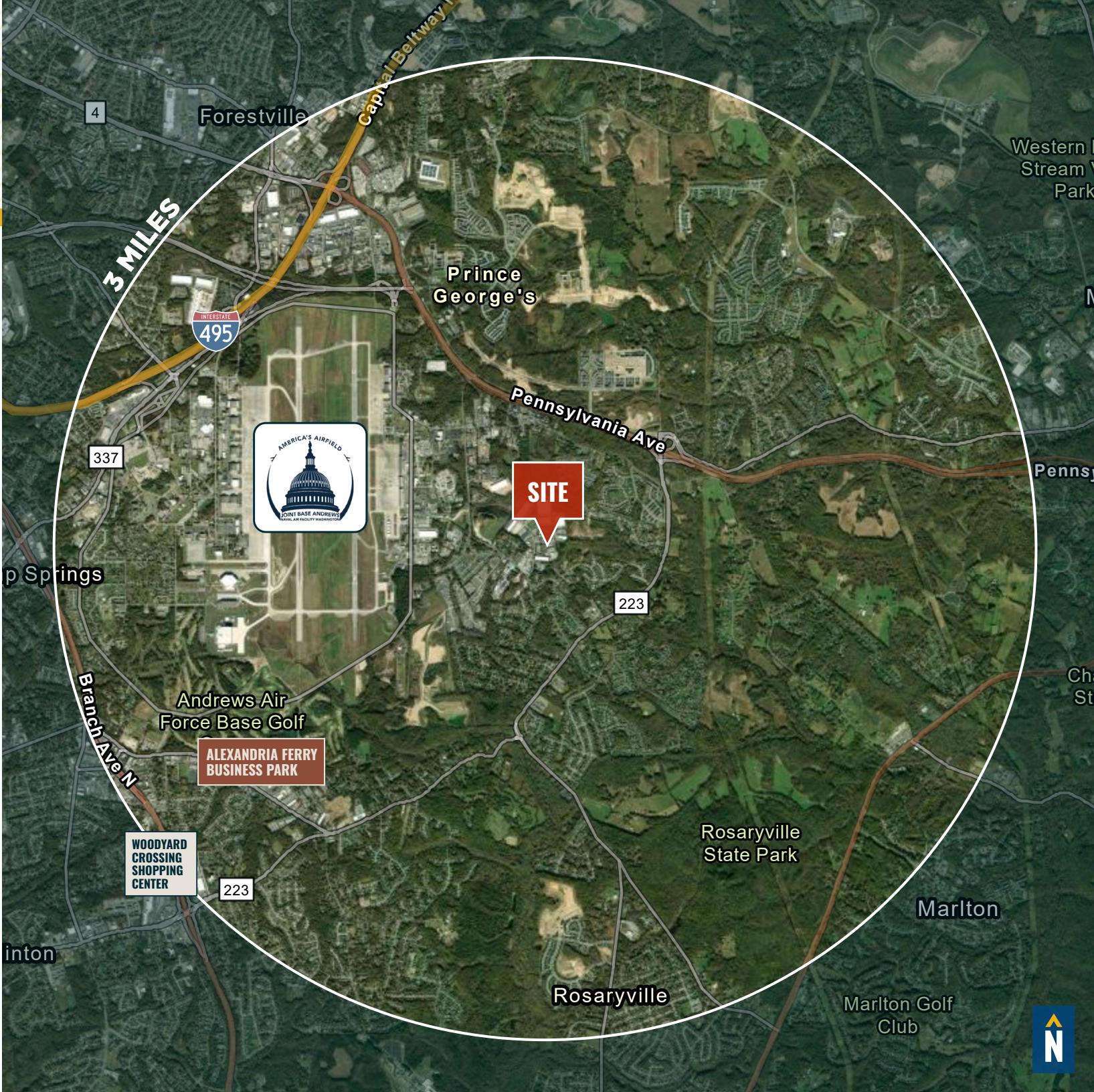
41.6 MILES  
56 MIN.

PHILADELPHIA, PA

142 MILES  
2 HR. 30 MIN.

RICHMOND, VA

118 MILES  
1 HR. 56 MIN.



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