



9701 FALLARD COURT

UPPER MARLBORO, MD 20772

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

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' ± 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 ±
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LOT SIZE:	1.77 ACRES ±
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YEAR BUILT:	1990
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STORIES:	2
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ZONING:	IE
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SALE PRICE:	UNPRICED
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AERIAL



DRIVE-IN

ENTRANCES

FALLARD CT

ON-SITE
RE-FUELING
STATION

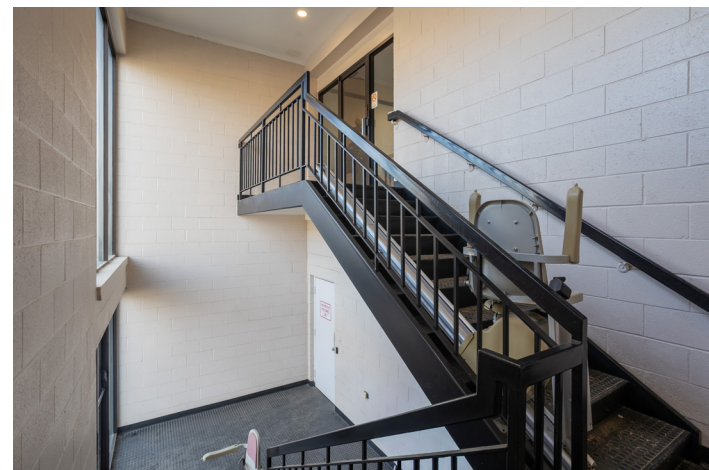


EXTERIOR PHOTOS

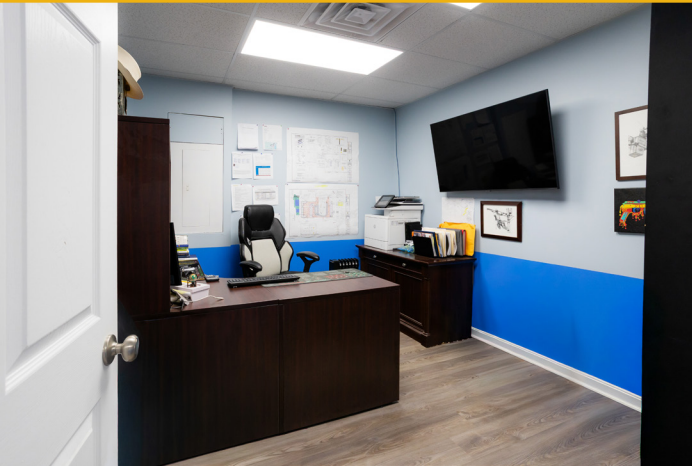
NEWER PERIMETER LIGHTING



INTERIOR PHOTOS



INTERIOR PHOTOS



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 495
4.0 MILES
9 MIN. DRIVE

337
2.9 MILES
7 MIN. DRIVE

295
12.0 MILES
21 MIN. DRIVE

REAGAN NATIONAL
17.8 MILES
29 MIN. DRIVE

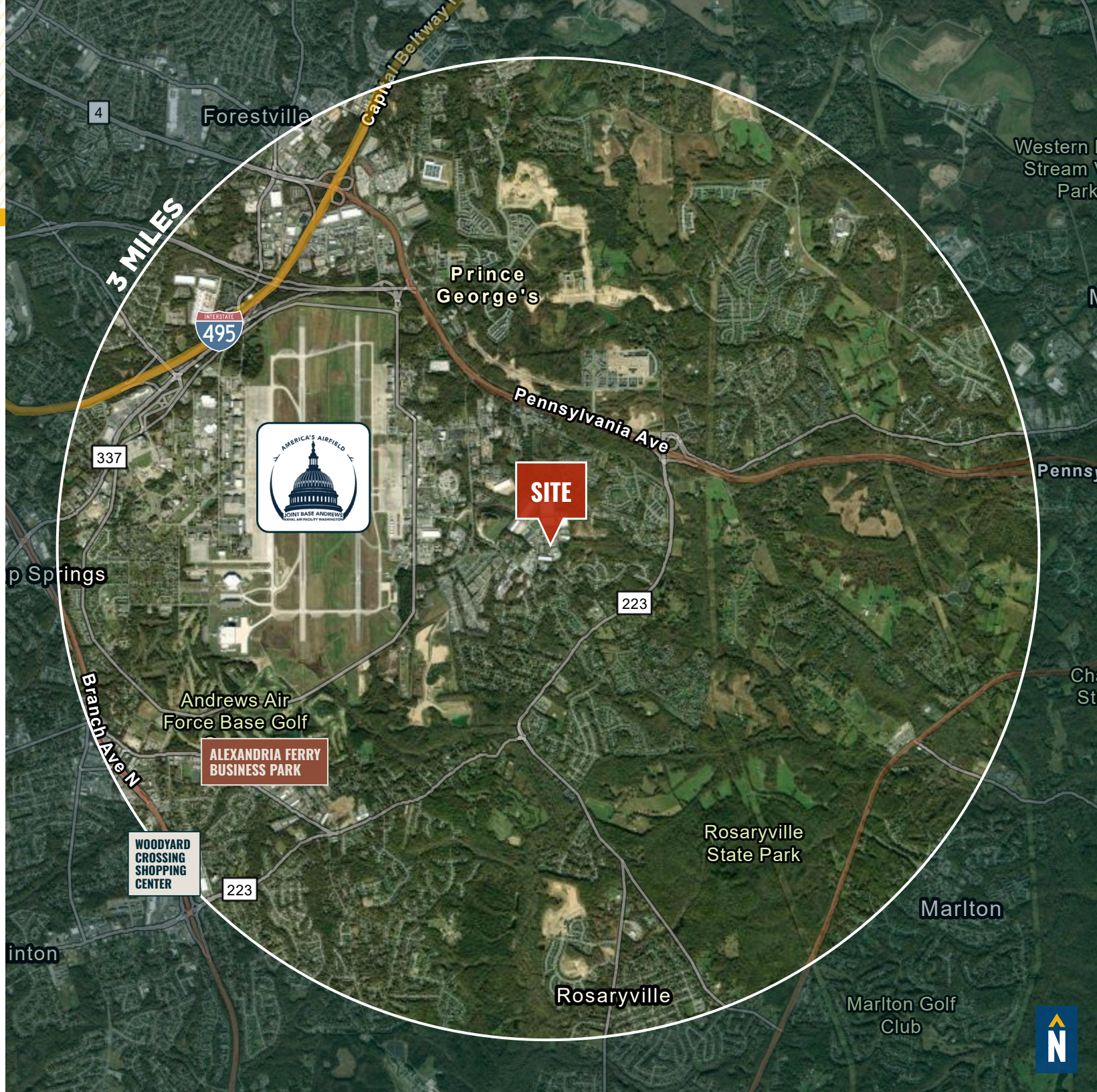
AMERICA'S AIRFIELD
5.2 MILES
13 MIN. DRIVE
(JOINT BASE ANDREWS)

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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