

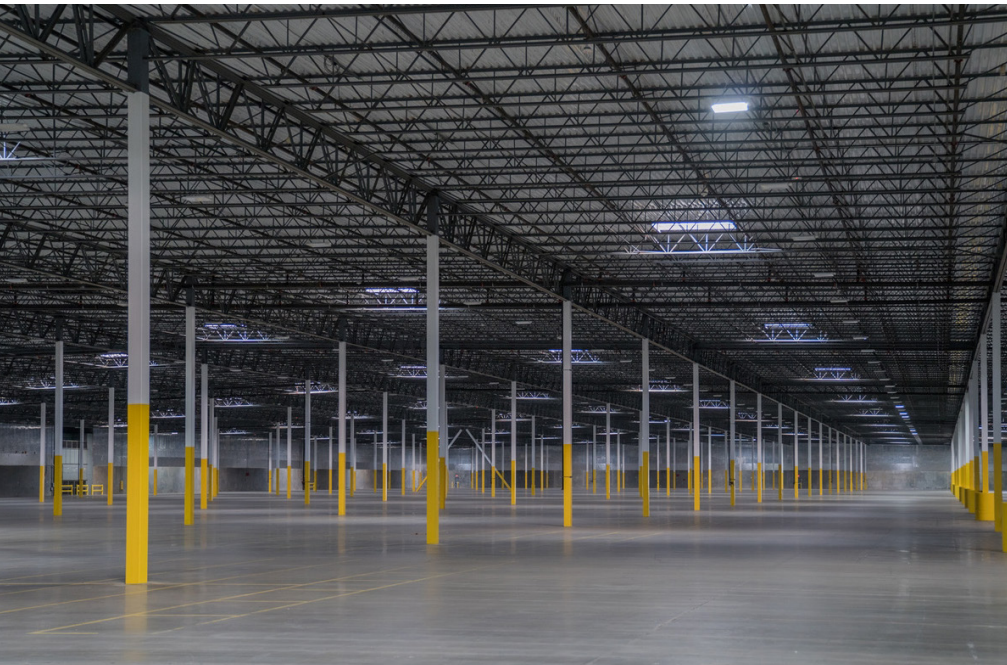
±393,440 SF AVAILABLE FOR SUBLEASE

14301 Mattawoman Drive

Brandywine, MD

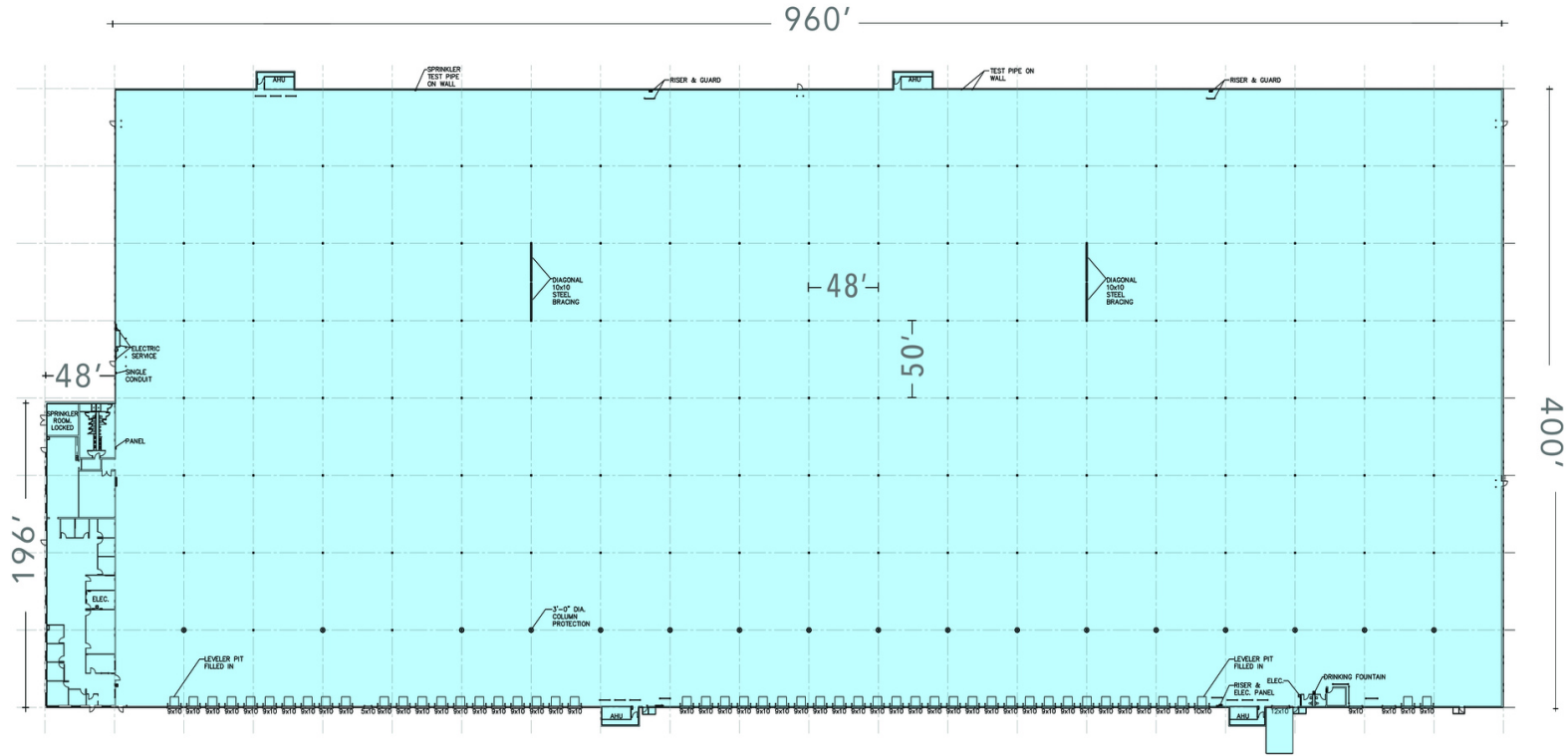
PROPERTY FEATURES

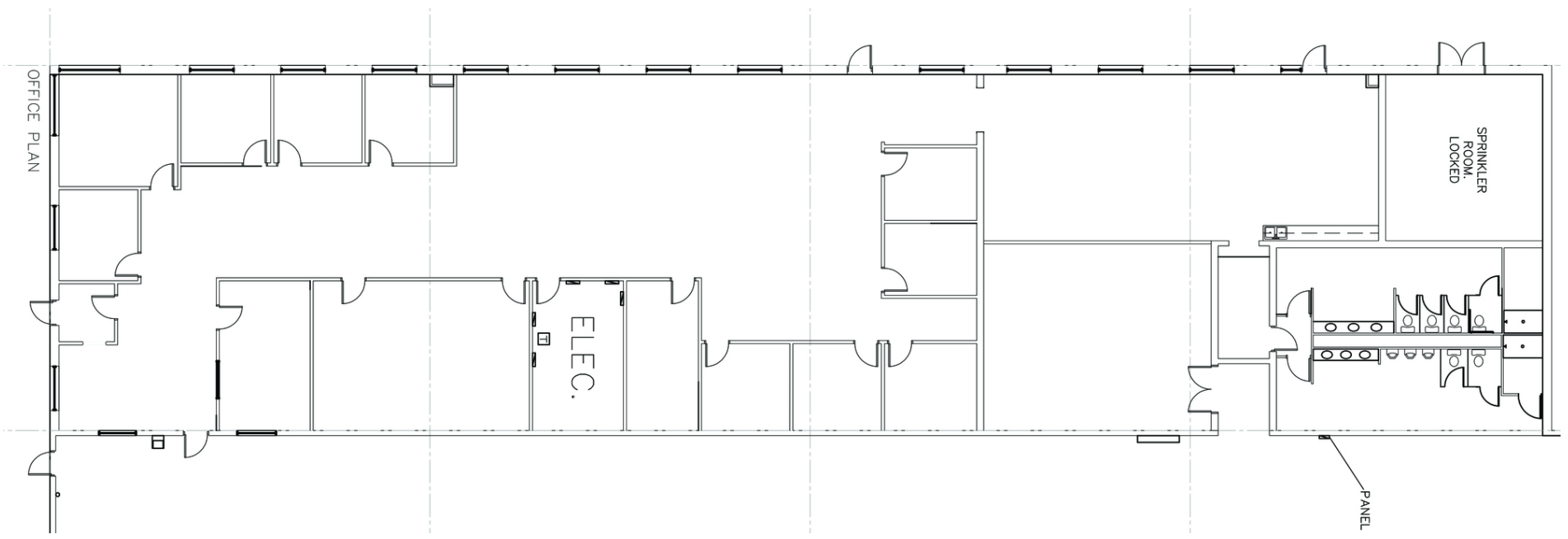
Located just 20 miles from Washington DC and 50 miles from the Port of Baltimore, 14301 Mattawoman Drive provides easy access to Interstate 95 and Route 301.



Building Size:	± 393,440 SF
Space Available:	± 393,440 SF
Office Area:	± 9,440 SF
Clear Height:	27' - 29'
Dock Doors:	52 Fully equipped docks
Year Built:	1998
Column Spacing:	48 x 50'
Sprinkler:	ESFR
	12' x 16' Ramped Drive in
	3,000 AMP/480 Volt 3 ph 4/wire electric
	4 Recessed air rotation units
	LED Motion sensory lighting
	66 Trailer drops
	180' Fenced Truck Court

FLOOR PLANS

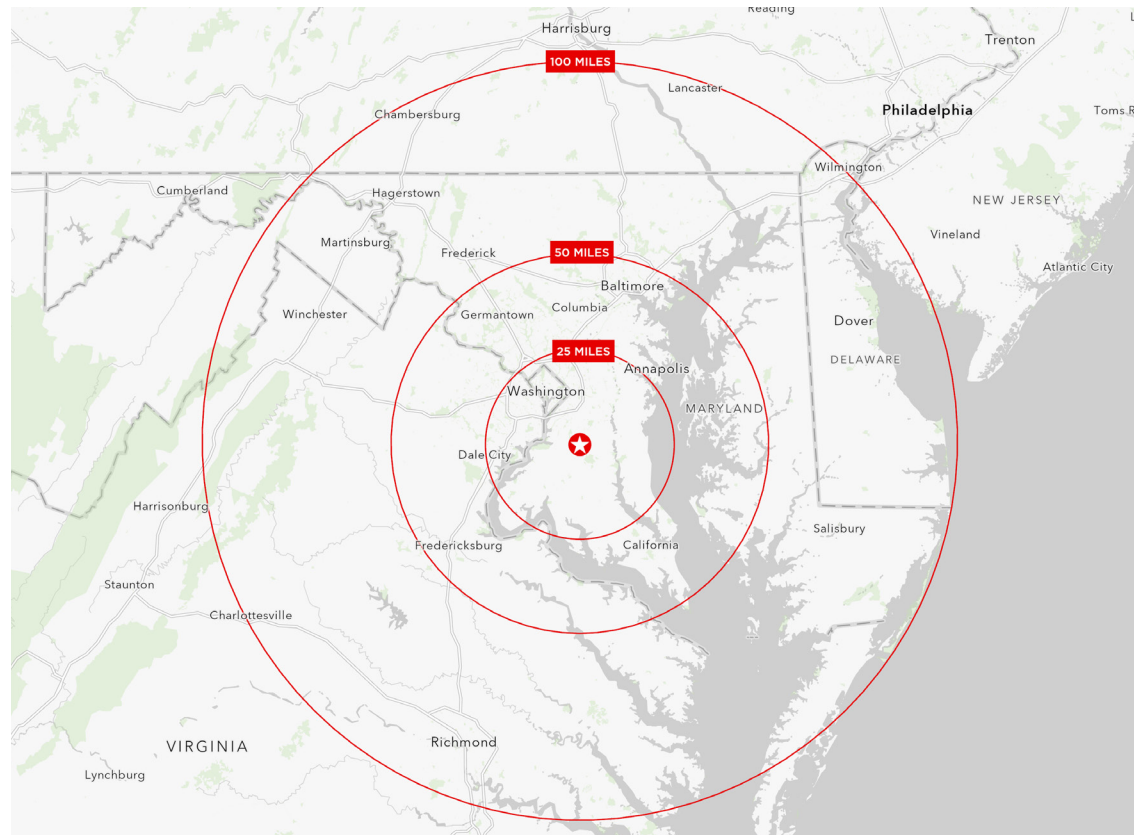




CORPORATE NEIGHBORS



REGIONAL CONNECTIONS



POPULATION

2023 Total Population
2023 Median Age

25 MILES

3,419,879
37.9

50 MILES

8,240,444
38.4

100 MILES

14,058,381
39.4

HOUSEHOLDS & INCOME

2023 Total households
2023 Average Household Size
2023 Average Household Income
2023 Average Home Value

25 MILES

1,342,364
2.49
\$158,182
\$647,415

50 MILES

3,111,349
2.60
\$154,692
\$590,234

100 MILES

5,374,656
2.56
\$136,786
\$497,291

CONTACT

KATIE GORMLEY
+1 301 634 8492
katie.gormley@cushwake.com

PETER ROSAN
+1 301 634 8487
peter.rosan@cushwake.com



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