

**Fully Conditioned Warehouse  
With Dock/Drive-In Loading**



**USER PURCHASE OPPORTUNITY**

**FOR SALE / LEASE**

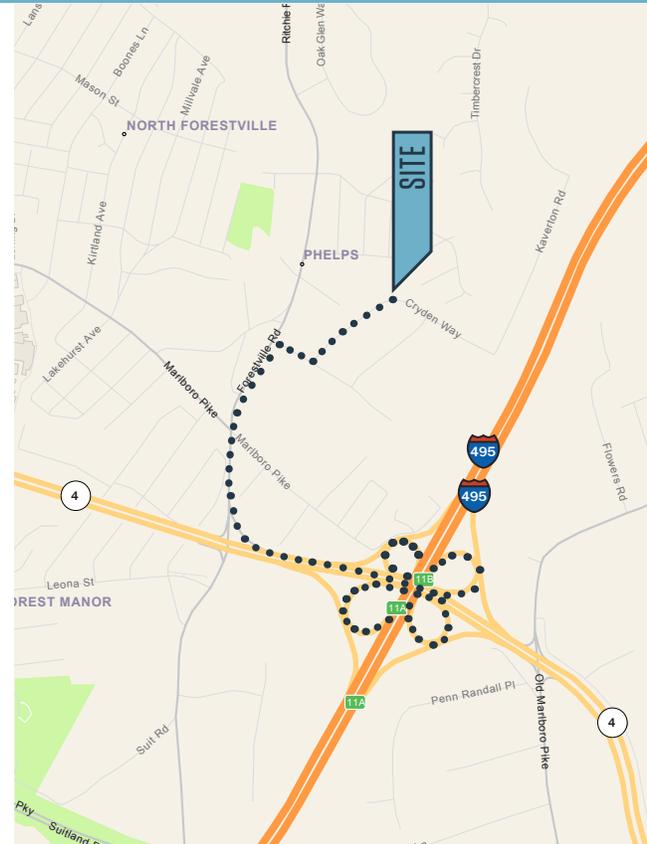
## AVAILABILITIES:

### Up to 31,044 SF of Contiguous Warehouse/Flex Space

- **8030-8036:** 12,300 sf with 3 covered dock-loading positions (climate-controlled)
- **8038-8050:** 15,200 sf with 4 docks and 4 at-grade drive-ins (climate-controlled)
- ★ Can be leased individually or combined (7 docks & 6 drive-ins total)
- **8080:** 1,822 sf with 1 drive-in
- Ideal for food, e-commerce, R&D, document storage, manufacturing uses that require a climate-controlled environment & ample loading
- Office ratio of 10-15% in 2 larger spaces; fully sprinklered in both office/warehouse
- Highly secure with concrete ceiling decks: Homeland Security approval for past user

## PROPERTY HIGHLIGHTS:

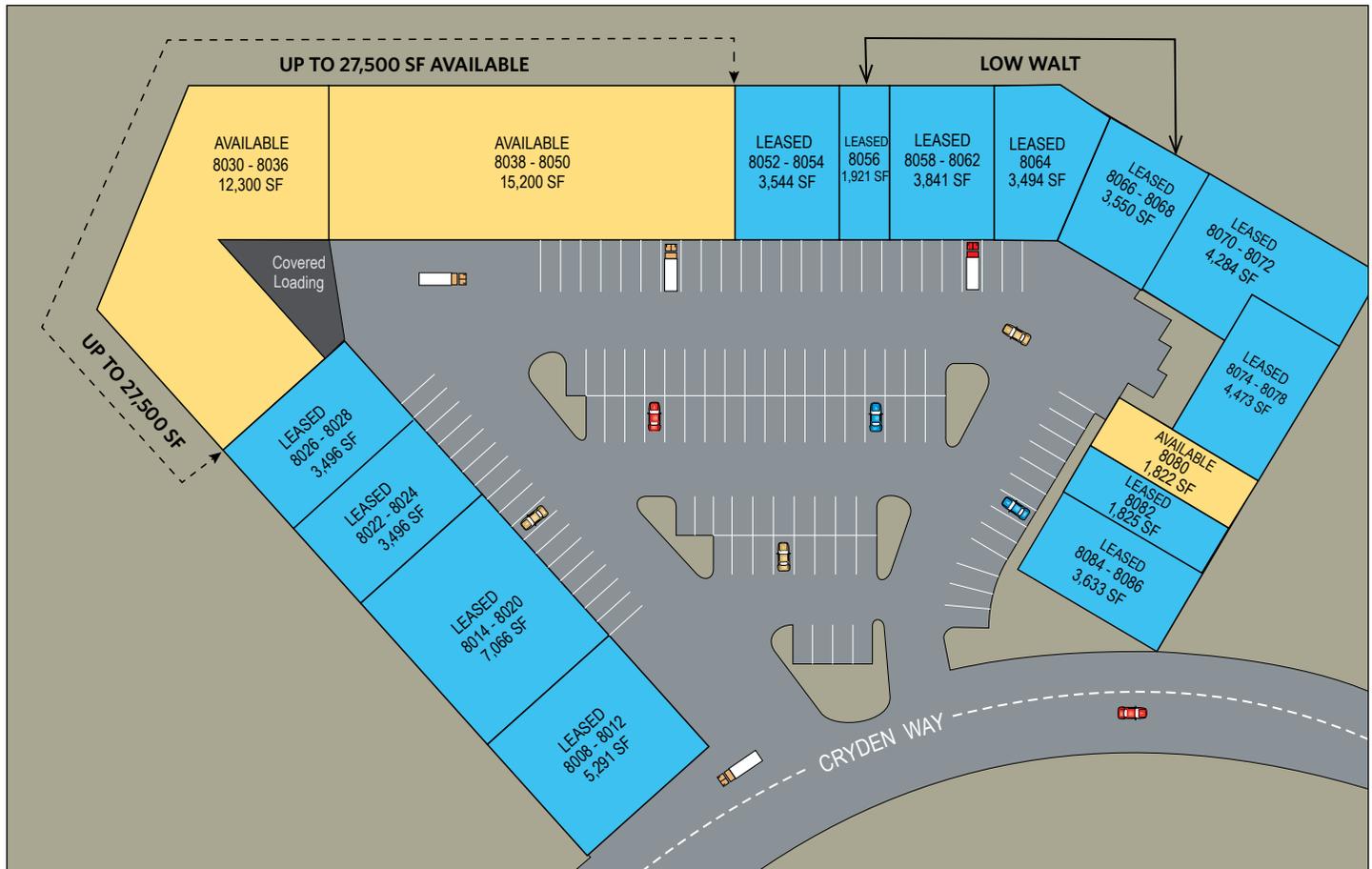
- **Located in Forestville: 3 turns off the Capital Beltway**
- 16' - 18' clear ceiling height
- Gas available (most units)
- Abundant parking & fully sprinklered
- Minutes to downtown DC, National Harbor, Alexandria and all on Capital Beltway



# 8008-8086 CRYDEN WAY

Forestville, MD 20747 | Prince George's County

## SITE PLAN



## ADDITIONAL PROPERTY FEATURES:

- Located in Forestville: 3 turns off of the Capitol Beltway
- Safe and secure facility!
- Oversized drive-in doors available (12' x 14')!
- Loading docks or drive-in doors or both!
- Easy access to Pennsylvania Avenue (Route 4) and I-495!
- Clean and well maintained!
- Great tenant mix!

## PHOTOS



SMALL BAY WAREHOUSE



OFFICE/FLEX SPACE



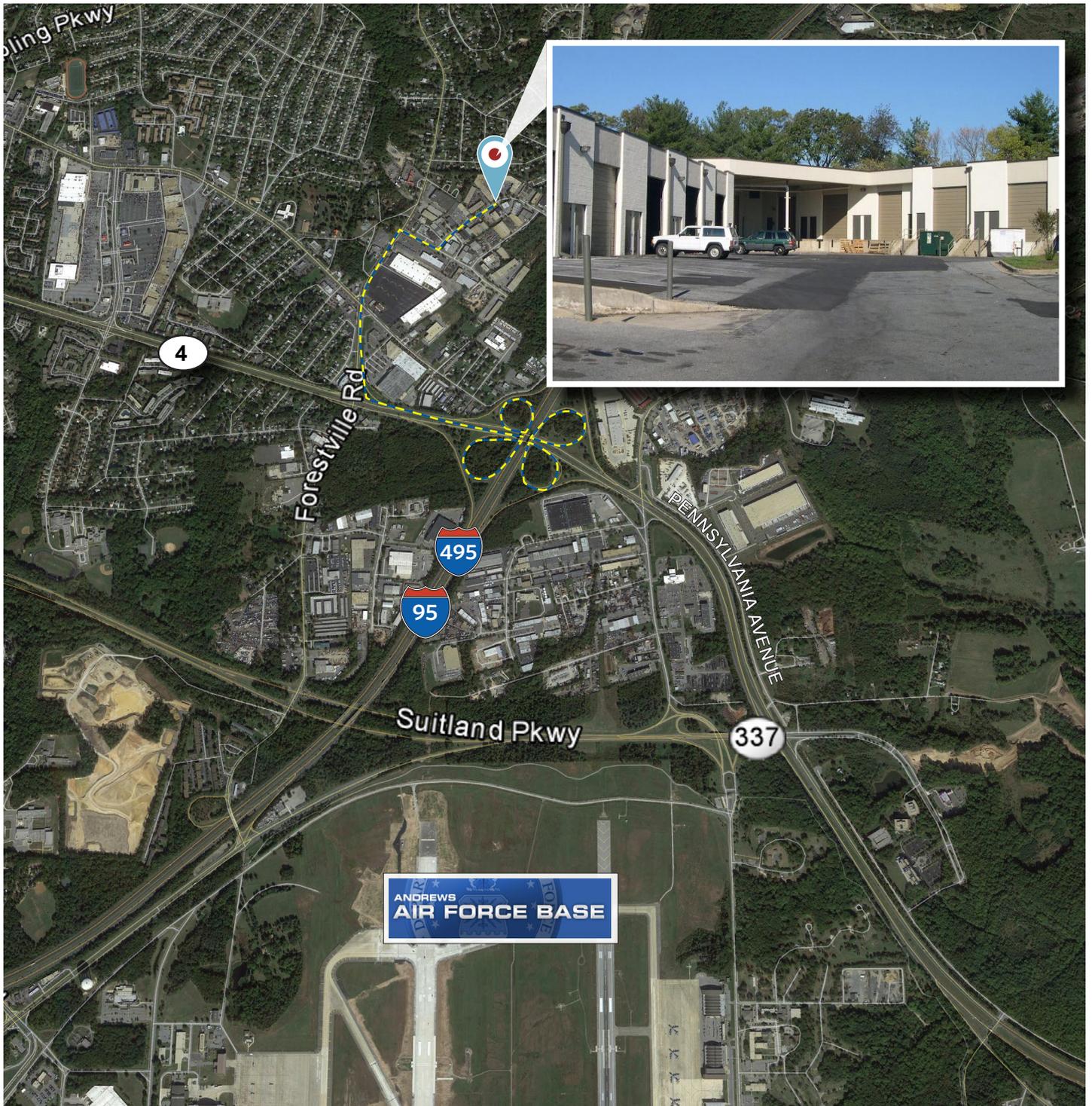
WAREHOUSE

# 8008-8086 CRYDEN WAY

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## AERIALVIEW



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