

4400 FORBES BLVD
LANHAM, MD 20706

OFFICE

WAREHOUSE

FOR LEASE



Two Vacancies In Washington Business Park Ground Floor Warehouse & First Level Office

- Total of \pm 18,380 sqft available- Zoned I-1
 - \pm 12,161 sqft Warehouse
 - \pm 6,119 sqft Office
- \pm 94 exclusive parking spaces, additional \pm 195 parking spaces immediately adjacent
- Under half a mile to I-495/I-95 & Rt. 50, close proximity to MD-193 (Greenbelt Rd) & New Carrollton Metro Station
- **Warehouse Rental Rate: \$11.95/sqft NNN**
- **Office Rental Rate: \$12.50/sqft NNN**

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Highly Visible **Warehouse & Office** Just Off The DC Beltway in Maryland

- **Ground Floor Industrial Space** with **18'** ceilings, **(1)** Loading Dock & **(1)** Large Drive-In Door
- Potential to add **additional loading docks**
- Dedicated RTU's to provide custom heating and cooling
- Part of the **± 6 acre** industrial/office/flex campus at the **Commerce Center in Washington Business Park**

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