

# INDUSTRIAL PROPERTY FOR SALE



## 6051 FALLARD DR Upper Marlboro, MD 20772

### PROPERTY HIGHLIGHTS

- Newly constructed 40,000± SF building
- Situated on 3.47± acres
- Nine drive-ins
- Abundant power
- Excess yard area for outdoor storage and/or parking
- Zoned IE (Industrial Employment)
- Less than 20 minutes from Washington DC, near Joint Base Andrews
- Convenient access to the Capital Beltway (I-495), as well as Route 301, Route 4, and Route 5



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New Industrial Construction For Sale  
6051 FALLARD DR, UPPER MARLBORO, MD 20772



DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	3,707	1,308	\$144,387
3 Miles	29,496	10,679	\$163,975
5 Miles	136,556	50,367	\$135,988

Demographics data derived from AlphaMap



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