



**DELIVERED!**

**140,096 SF AVAILABLE**

*6401 Foxley Road  
Upper Marlboro, MD*



**JLL METRO DC INDUSTRIAL**

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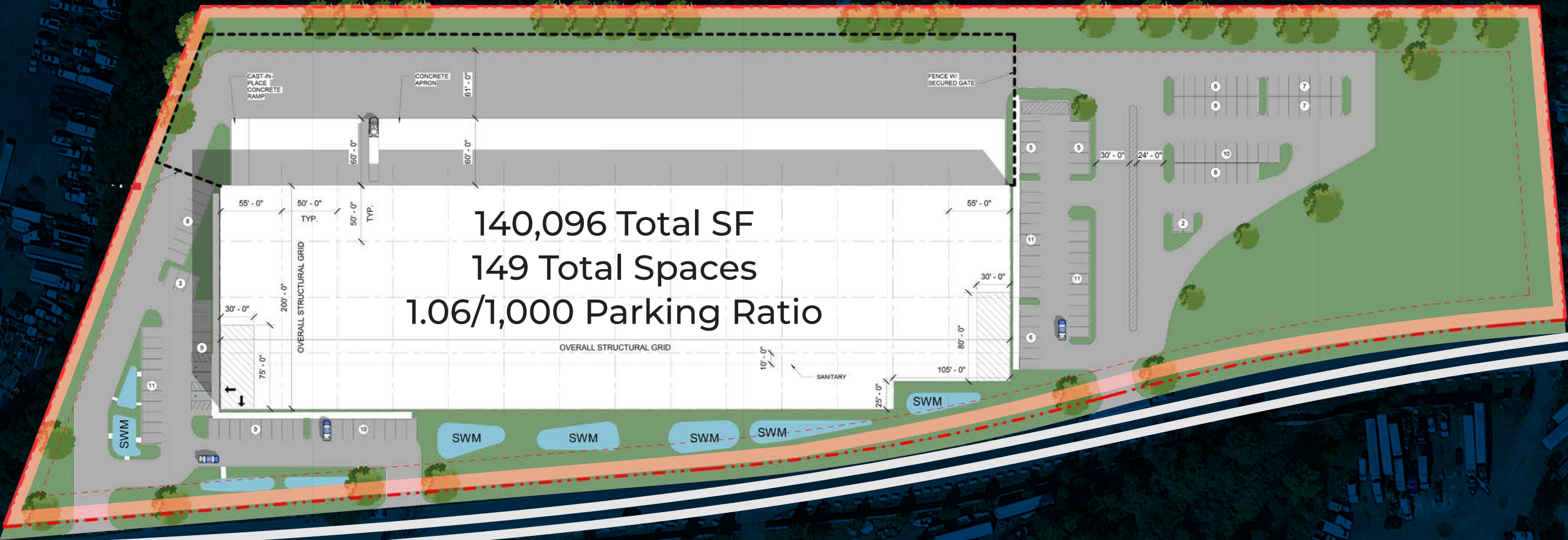
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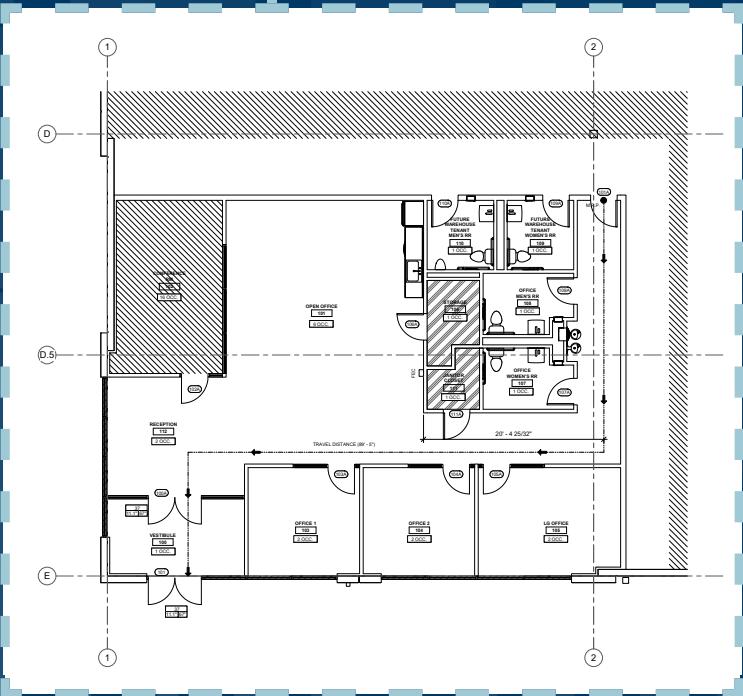
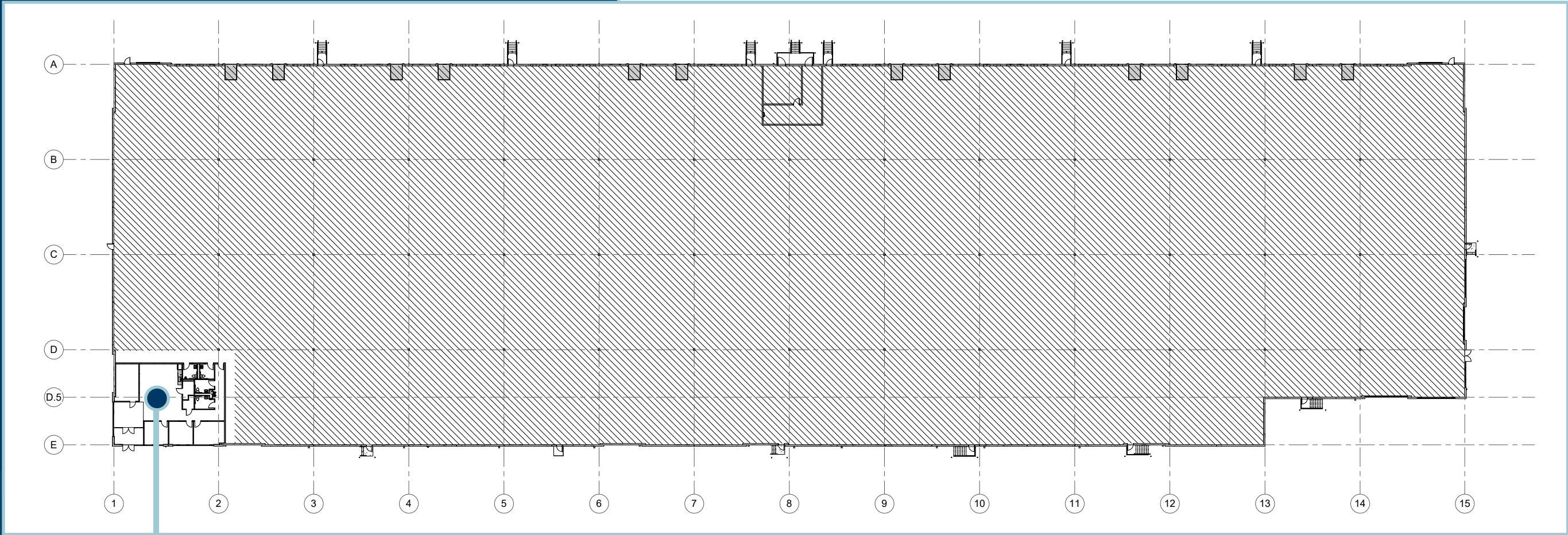
[www.metrologisticsdc.com](http://www.metrologisticsdc.com)





Foxley Road

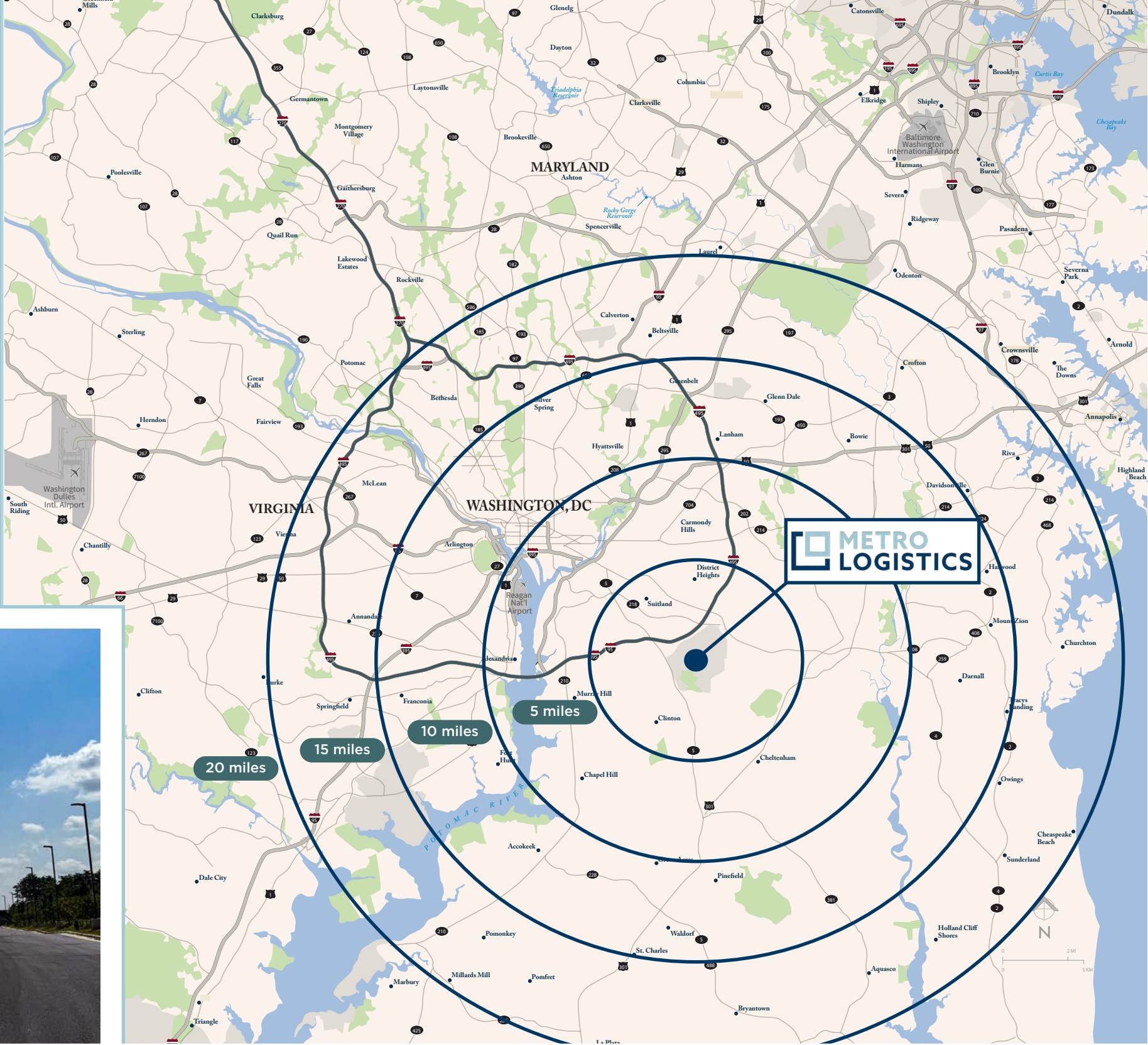




- **140,096 SF**  
Square Footage
- **710' x 200**  
Building Dimensions
- **50' x 50'**  
Column Bay Sizing
- **32' clear**  
Clear Height
- **149 spaces (1.06/1,000)**  
Car Parking
- **121'**  
Truck Court Depth
- **44**  
Dock Doors
- **2**  
Drive-in Doors
- **2400amp/480v**  
Electrical Service
- **2,500 sf +/-**  
Spec Suite

DEMOGRAPHICS

2023	5 miles	10 miles	15 miles	20 miles
Population Summary	143,474	691,311	1,975,813	3,052,282
Median HH Income	\$103,043	\$84,061	\$100,146	\$105,221
Per Capita Income	\$48,737	\$45,925	\$59,373	\$62,089
Median Age	39.5	38.5	37.1	37.8
Employed Population	74,417	347,155	1,119,493	1,707,429



4  
miles  
to  
I-495

15  
miles  
to  
Washington DC

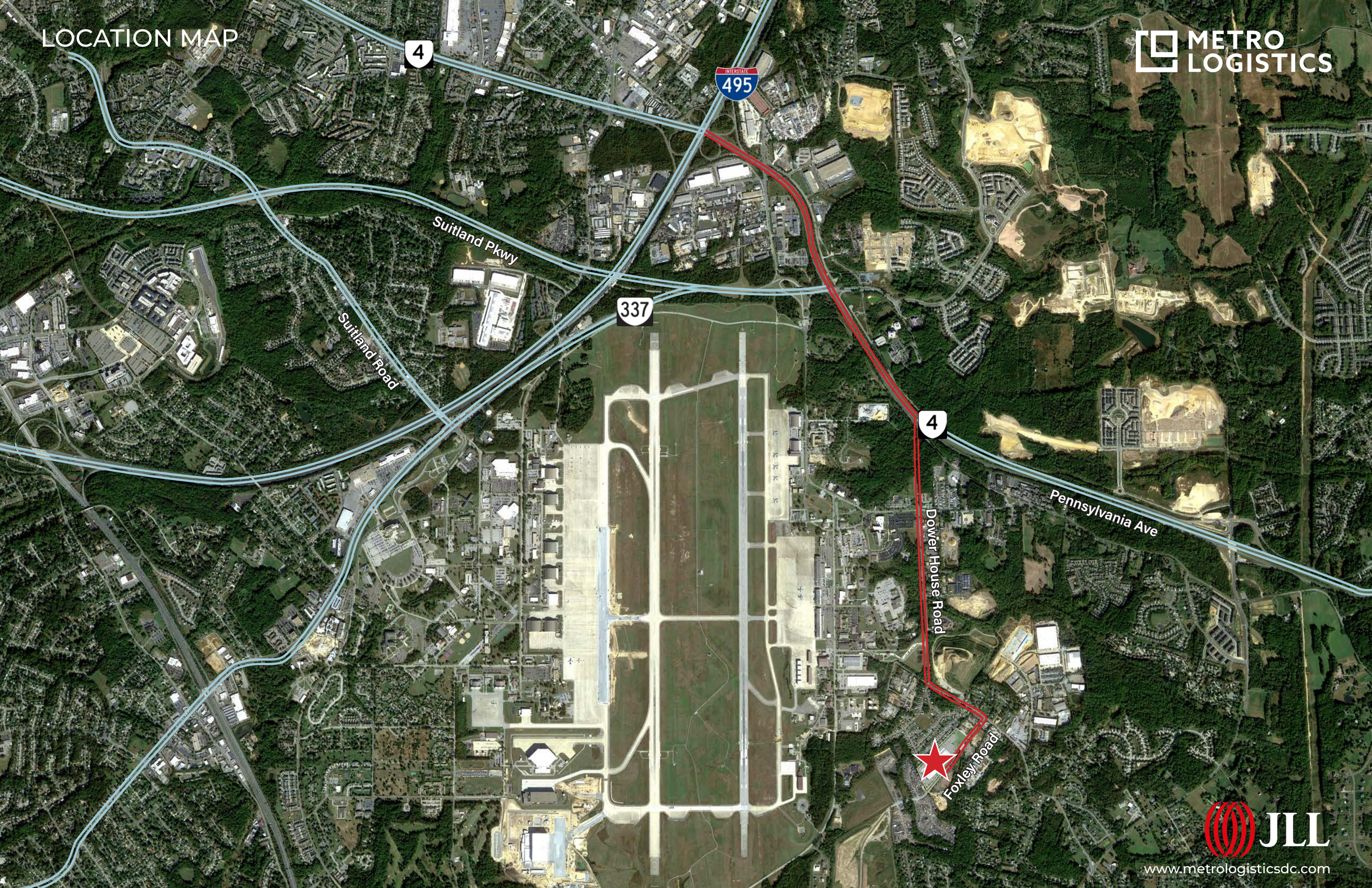
17  
miles  
to  
Woodrow Wilson  
Bridge

18  
miles  
to  
Reagan National  
Airport

36  
miles  
to  
Baltimore-Washington  
International Airport









# LEED Certified



- **Solar-Ready Building**
- **Four EV Charging Stations**
- **Infrastructure to allow for doubling the building's electrical capacity**

## Brownfield Revitalization Incentive Program



- **Eligible for 50% property tax credit for 5 years post-delivery**
- **An additional tax credit may be awarded abating 70% of property taxes**

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