

100,854 SF AVAILABLE

DELIVERING 2026

Trammell Crow Company



15400 Calhoun Drive, Rockville, MD 20855



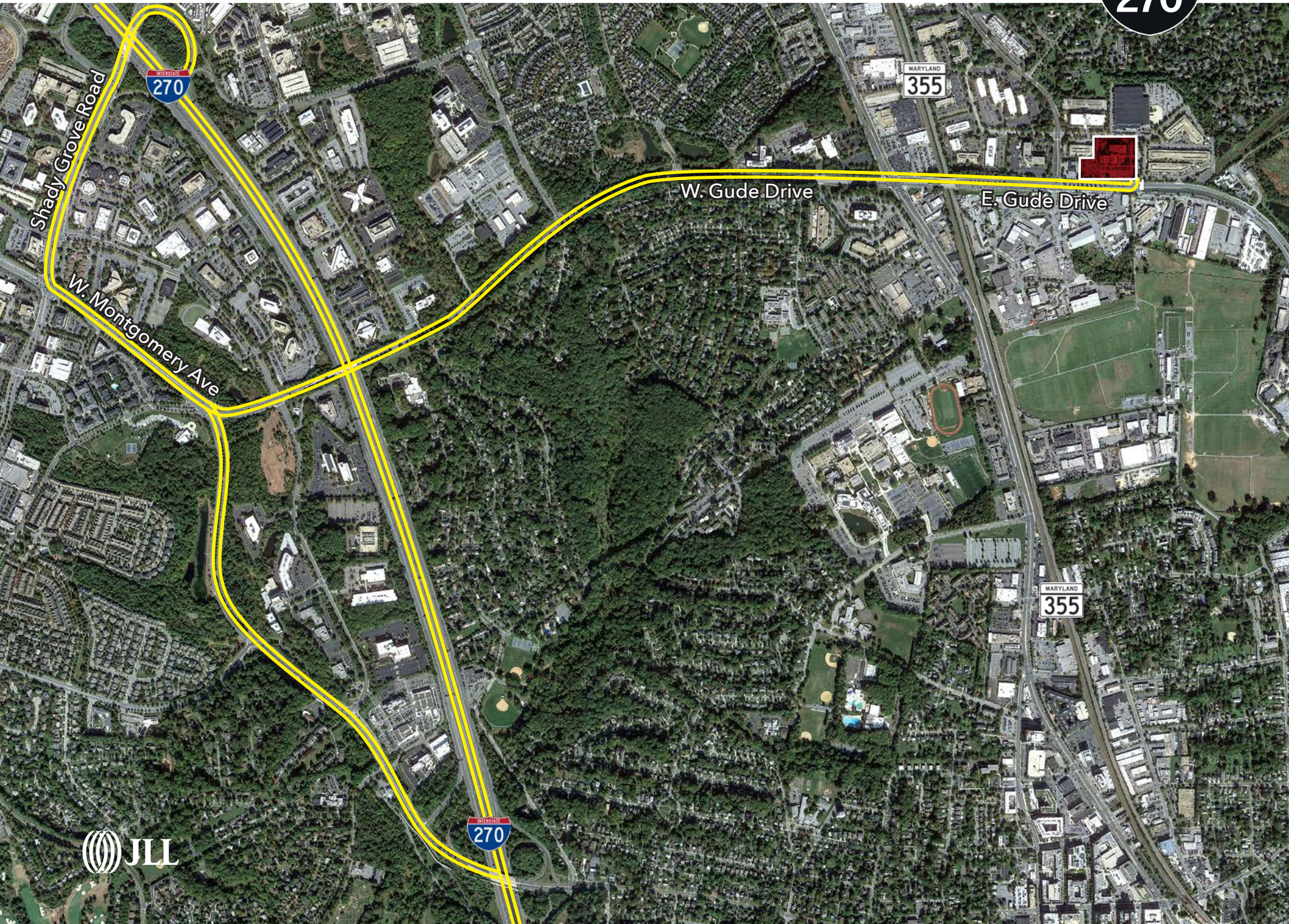
JLL METRO DC INDUSTRIAL

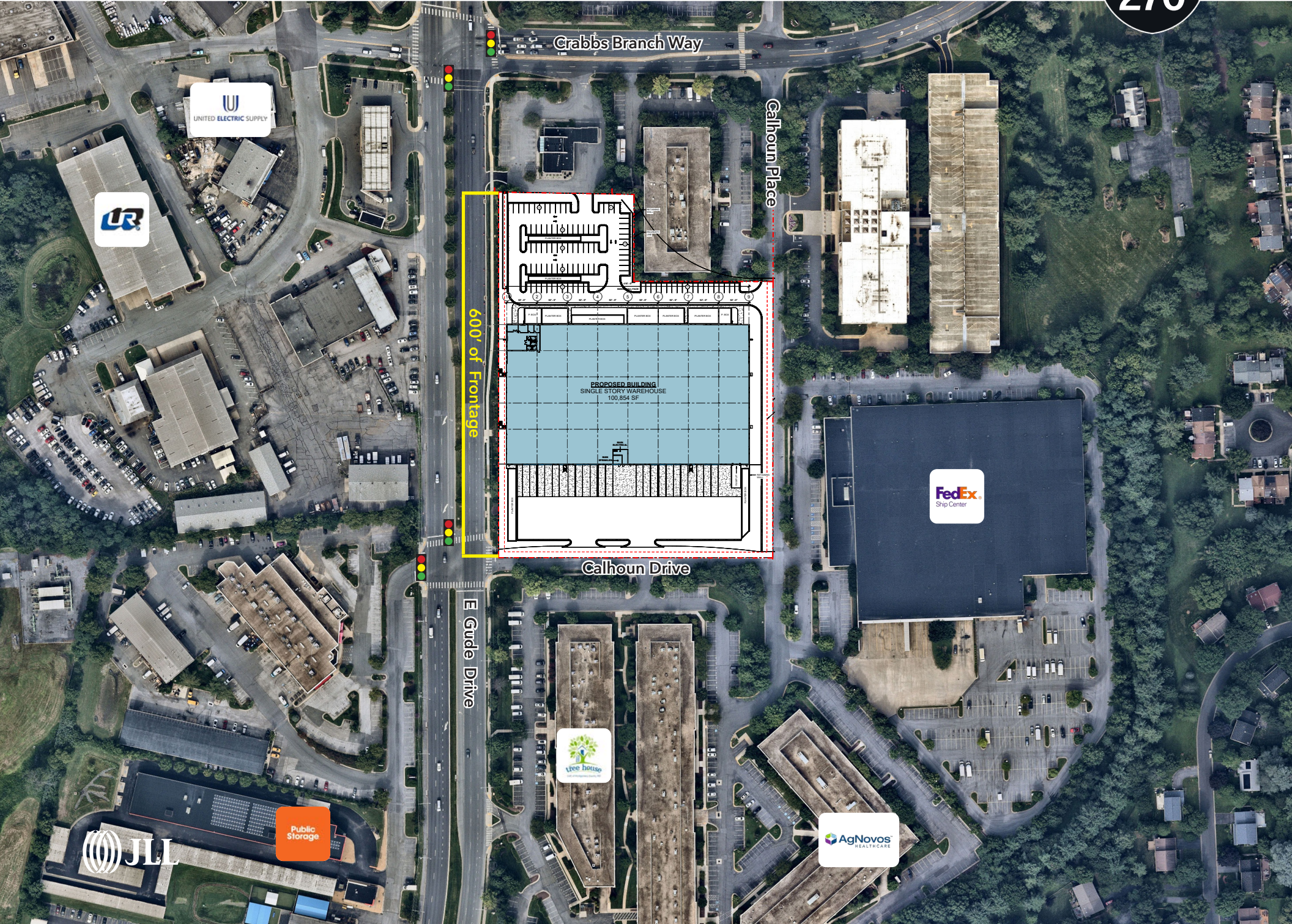
John Dettleff
703 485 8831
john.dettleff@jll.com

Dan Coats
703 891 8410
dan.coats@jll.com









Crabbs Branch Way

Calhoun Place

Calhoun Drive

600' of Frontage

Calhoun Drive

E Gude Drive



22
Dock
Positions

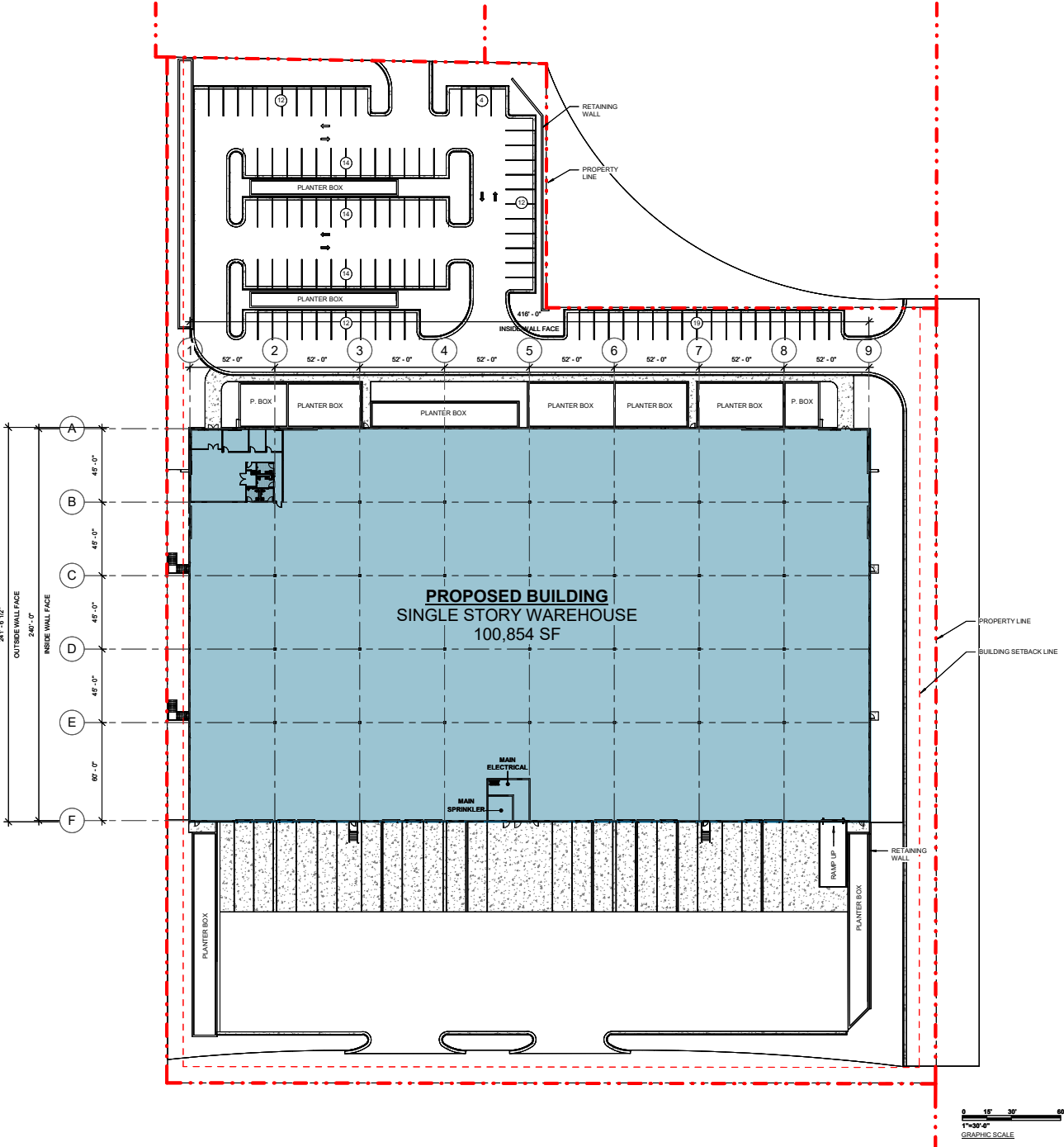
2,500 sf
Office

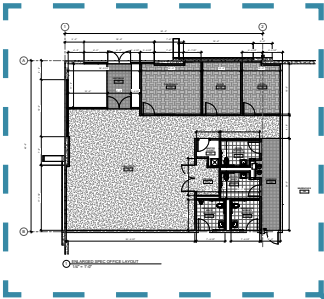
130'
Truck
Court

101
Parking
Spaces

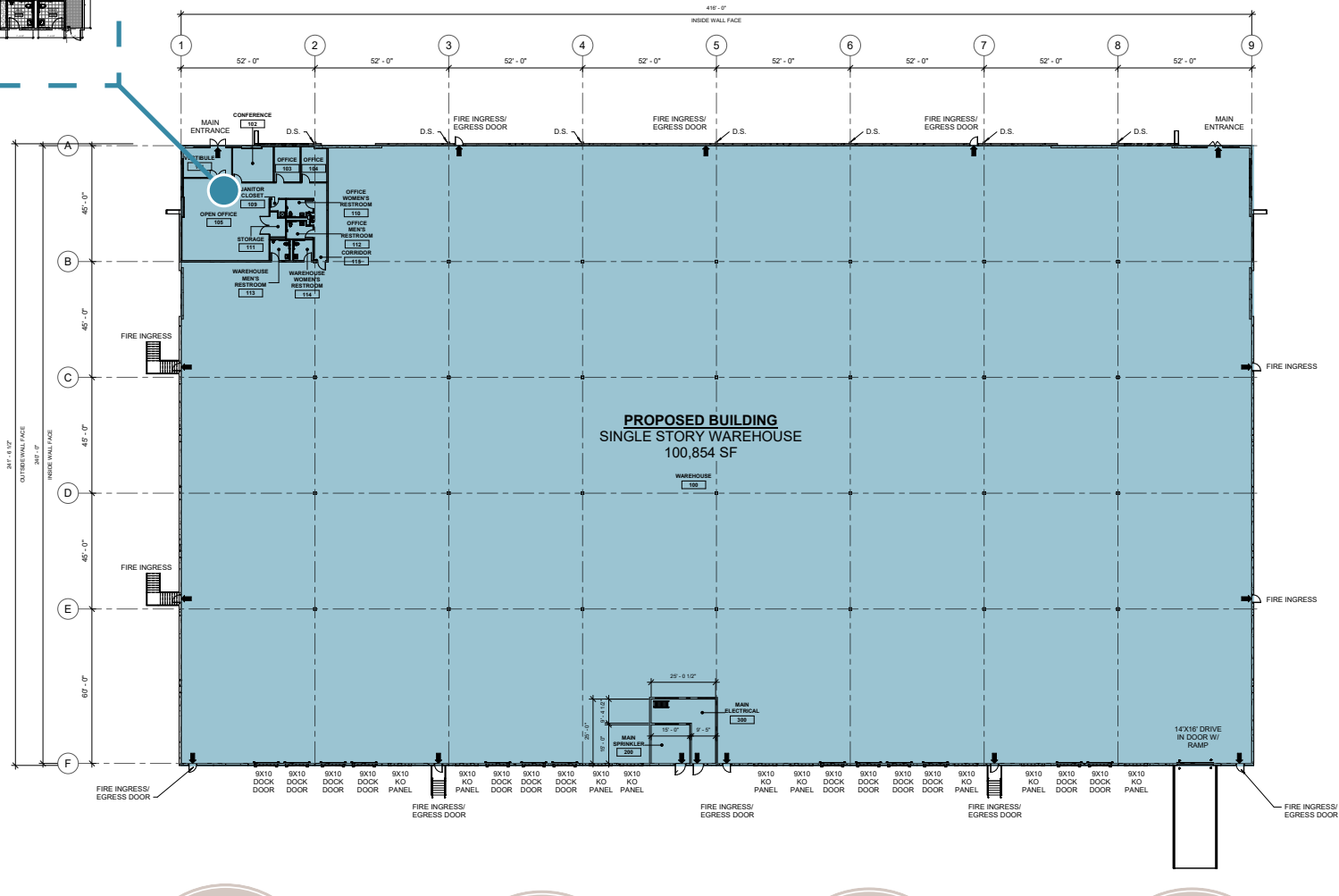
1
Drive-in
Door

2
Access
Points





Spec Office ~2,500 SF



32'
Clear
Ceiling

45'x52'
Columns

ESFR
Sprinkler

2,500
amps

CONNECTIVITY



• 0.6 mi



• 2.6 mi



• 1.7 mi



• 8.8 mi

Washington DC • 17 mi

DEMOGRAPHICS

	0.5 mi	1.5 mi	3.0 mi
Population			
2023	675	24,132	96,102
2028	700	25,610	99,809
Households			
2023	194	10,088	38,228
2028	201	10,453	38,845
Median Household Income			
2023	\$95,200	\$115,578	\$114,760
2028	\$112,291	\$130,196	\$128,999
Per Capita Income			
2023	\$60,065	\$63,874	\$62,096
2028	\$68,247	\$72,626	\$70,488

TRAVEL

Destination	Distance	Travel Time
Washington, D.C.	17 miles	30 min
Baltimore, MD	39 miles	51 min
Dover, DE	111 miles	2 hr 7 min
Philadelphia, PA	141 miles	2 hr 32 min
Hampton, VA	193 miles	3 hr 54 min
New York, NY	228 miles	4 hr 10 min
Columbus, OH	381 miles	5 hr 51 min
Boston, MA	442 mile	8 hr 10 min



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For more leasing information, please contact:

John Dettleff
703 485 8831
john.dettleff@jll.com

Dan Coats
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