

INDUSTRIAL PROPERTY FOR LEASE



3404 SHARP STREET Landover, MD 20785

LOCATION DESCRIPTION

- Visibility from Martin Luther King Jr. Highway and Ardwick Ardmore Road
- Conveniently located at the entrance to the Ardmore Industrial Center
- Within 1/2 mile of the Capital Beltway (I-495/I-95) and US Route 50 (John Hanson Highway)
- Within walking distance to the New Carrollton Metro Station

PROPERTY DESCRIPTION

- Approx. 9,106 SF Warehouse (includes approx. 800 SF of Office with restrooms)
- Approx. 19,000 SF of land zoned I-E (Industrial Employment)
- (1) 10' x 14' Drive-in door
- Constructed of brick, block and concrete (steel rafter)
- 20'+ clear ceiling height
- Built in 1989
- All public utilities (electric, natural gas and water/sewer)
- Fully sprinklered
- Private parking area
- **LEASE RATE: \$14.50/SF (NNN)**



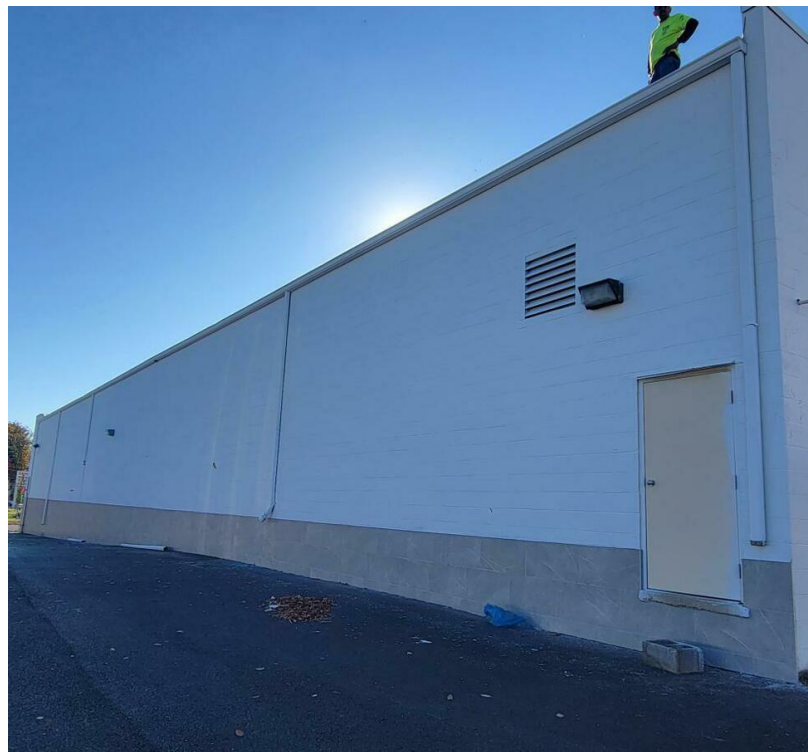
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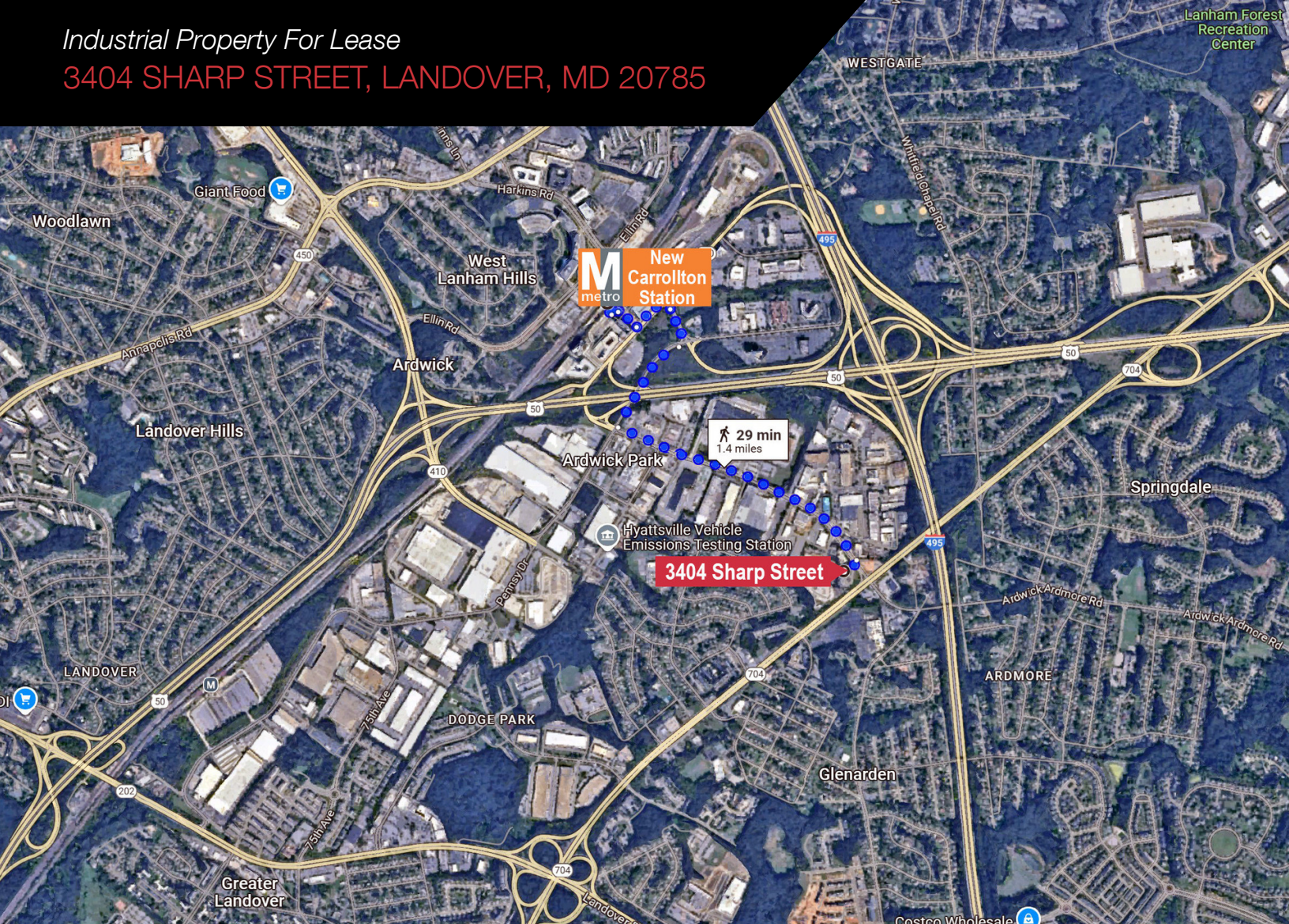
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