



7701-7703 PENN BELT DRIVE

FORESTVILLE, MARYLAND 20747

FOR
SUBLEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,660 - 10,980 SF available for sublease
- Includes 965 square feet of office
- Term through 4/30/2029
- Close to I-495 and Route 301
- Joint Base Andrews, Alexandria, VA and Washington, D.C. in close proximity

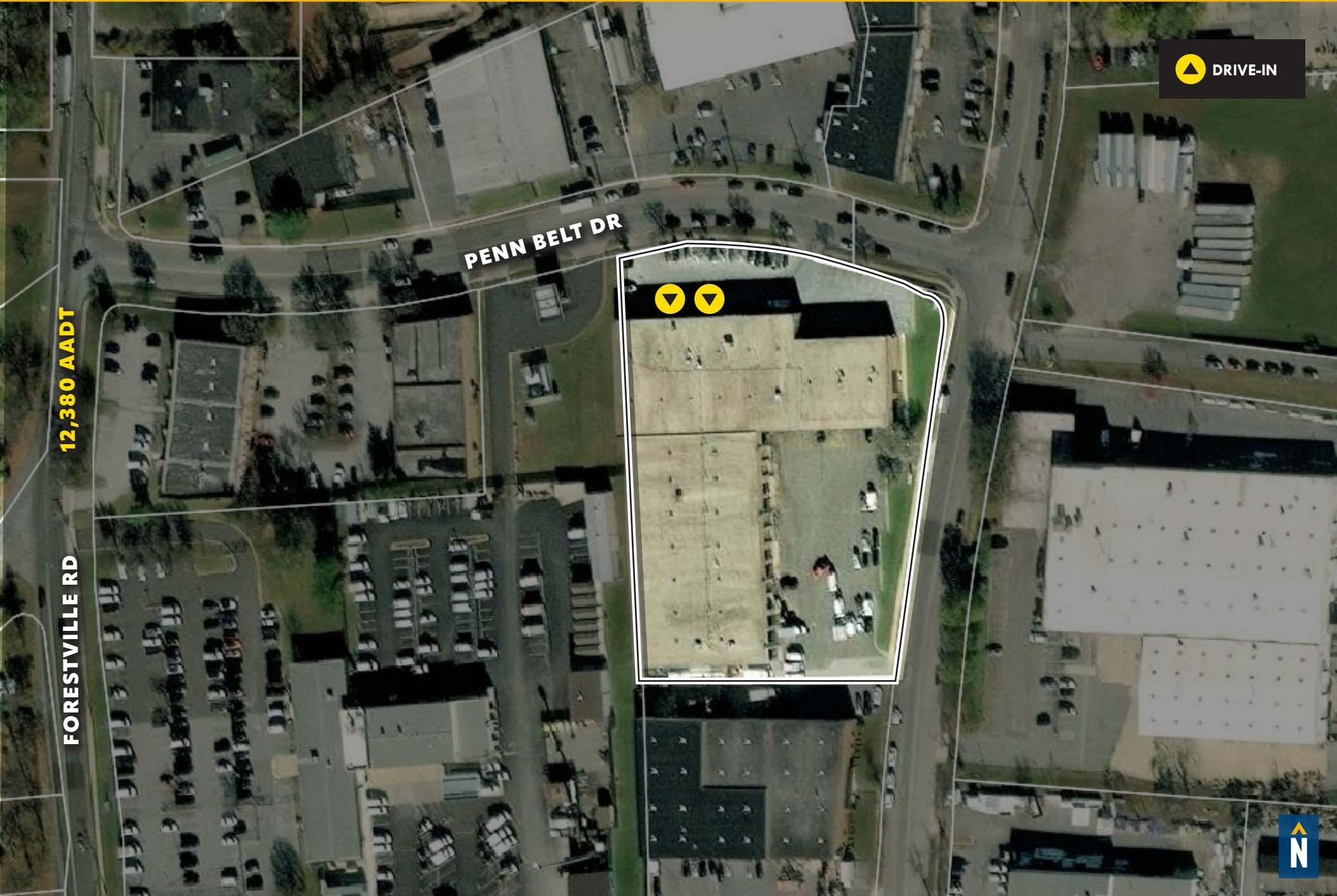


AVAILABLE:	3,660 - 10,980 SF ±
BUILDING SIZE:	32,000 SF ±
LOT SIZE:	2.9 AC ±
LOADING:	TWO (2) OVERSIZED DRIVE-IN DOORS (12'X15')
CLEAR HEIGHT:	19'
ZONING:	I-1
RENTAL RATE:	\$13.00 PSF, NNN



GOOGLE STREET VIEW

AERIAL



PENN BELT DR

12,380 AADT

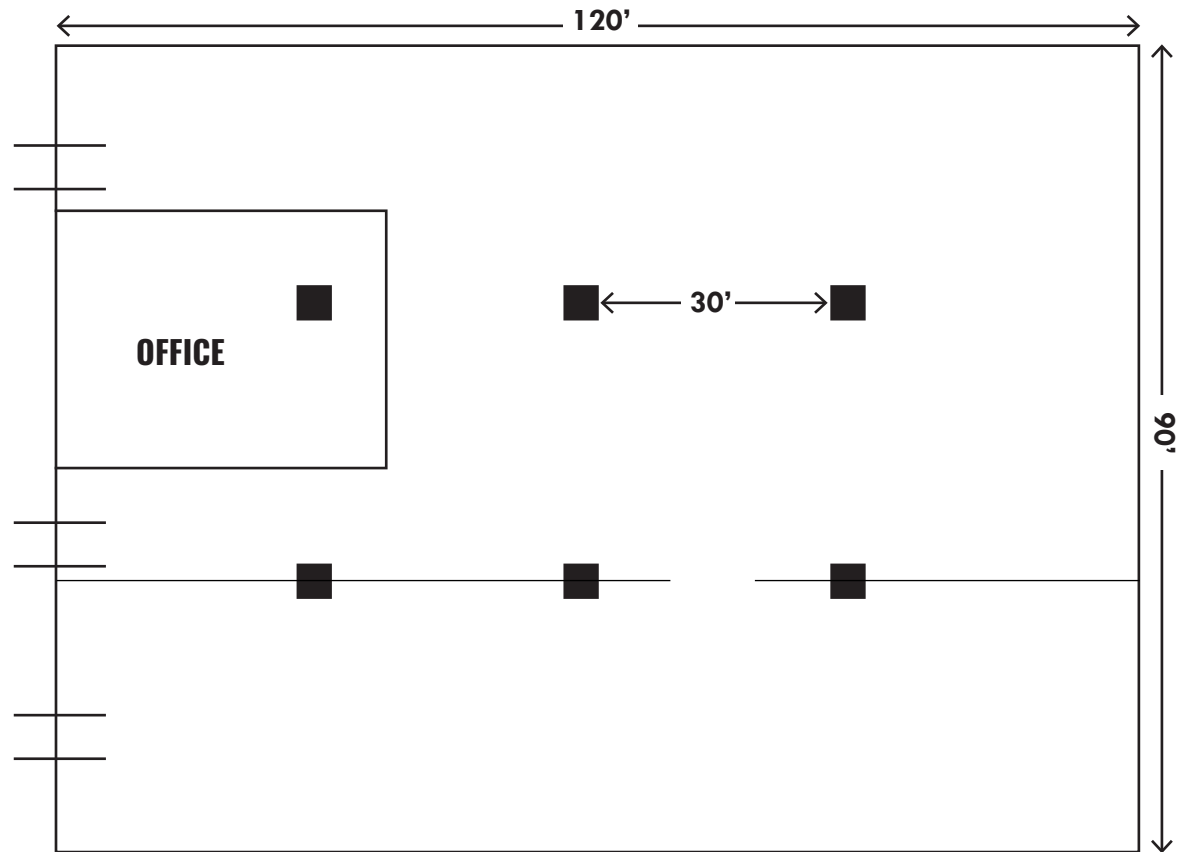
FORESTVILLE RD

DRIVE-IN



FLOOR PLAN

Drawing approximate; plan not to scale



TRADE AREA

DRIVING DISTANCE TO:

301 9.2 MILES
13 MIN. DRIVE

95 20.9 MILES
21 MIN. DRIVE

495 1 MILES
2 MIN. DRIVE

REAGAN NATIONAL 14.5 MILES
22 MIN. DRIVE

AMERICA'S AIRFIELD 4.2 MILES
11 MIN. DRIVE

BALTIMORE, MD 39.2 MILES
54 MIN.

WASHINGTON, DC 13.8 MILES
27 MIN.

PHILADELPHIA, PA 141 MILES
2 HRS. 33 MIN.

RICHMOND, VA 115 MILES
1 HRS. 52 MIN.



FOR MORE INFO **CONTACT:**



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