

INDUSTRIAL PROPERTY  
FOR LEASE

8800 - 8816 JERICHO CITY DR  
JERICHO BUSINESS CENTER, BUILDING 1, Landover, MD 20785





Industrial Property For Lease

8800 - 8816 JERICHO CITY DR, LANDOVER, MD 20785



## 8800 - 8816 JERICHO CITY DR

**JERICHO  
BUSINESS PARK,  
BUILDING 1**  
Landover, MD 20785

### PROPERTY OVERVIEW

- Total Size: 30,000 SF
- Available: 8,000 SF Suite For Lease
- Ceiling Height: 20'
- Loading: 6 Dock-High Doors
- Parking: 3.0/1,000 SF
- Zoning: I-E (Industrial)
- **LEASE RATE: \$21.00 SF/NNN**

### LOCATION OVERVIEW

With easy access to the Capital Beltway (I-495/I-95) and major business arteries such as Rt 214 (Central Ave), Rt 202 (Landover Rd), Martin Luther King Jr Hwy (Rt 704), Arena Dr. and Brightseat Rd. Close proximity to the District of Columbia line.

## Industrial Property For Lease

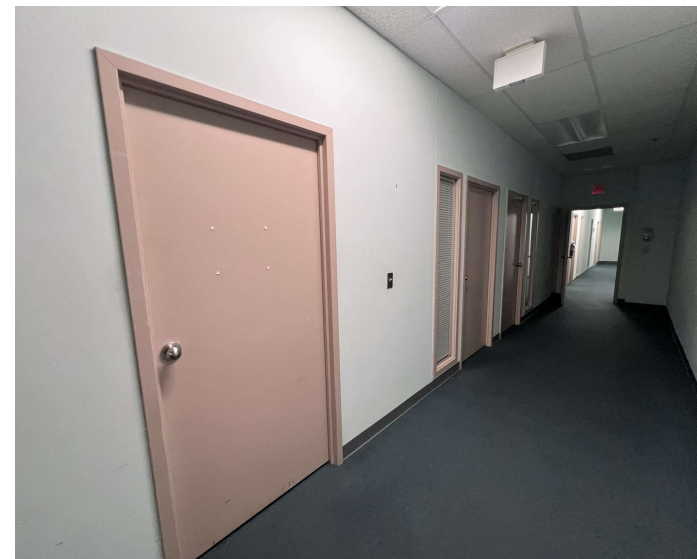
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Building Size:	30,000 SF
Available Space:	8,000 SF suite
Zoning:	I-E (Located within a Designated Opportunity Zone)
Type:	Industrial - single story flex building
Class:	B
Loading:	(6) dock-high doors
Year Built	20' clear
Parking	3.0/1,000 SF
Tenant Incentives:	1-3 months free rent (for 5+ yr leases), \$5-\$10/SF tenant improvement allowance, flexible demising plans (2,000-6,000 SF)
LEASE RATE:	\$21.00/SF NNN



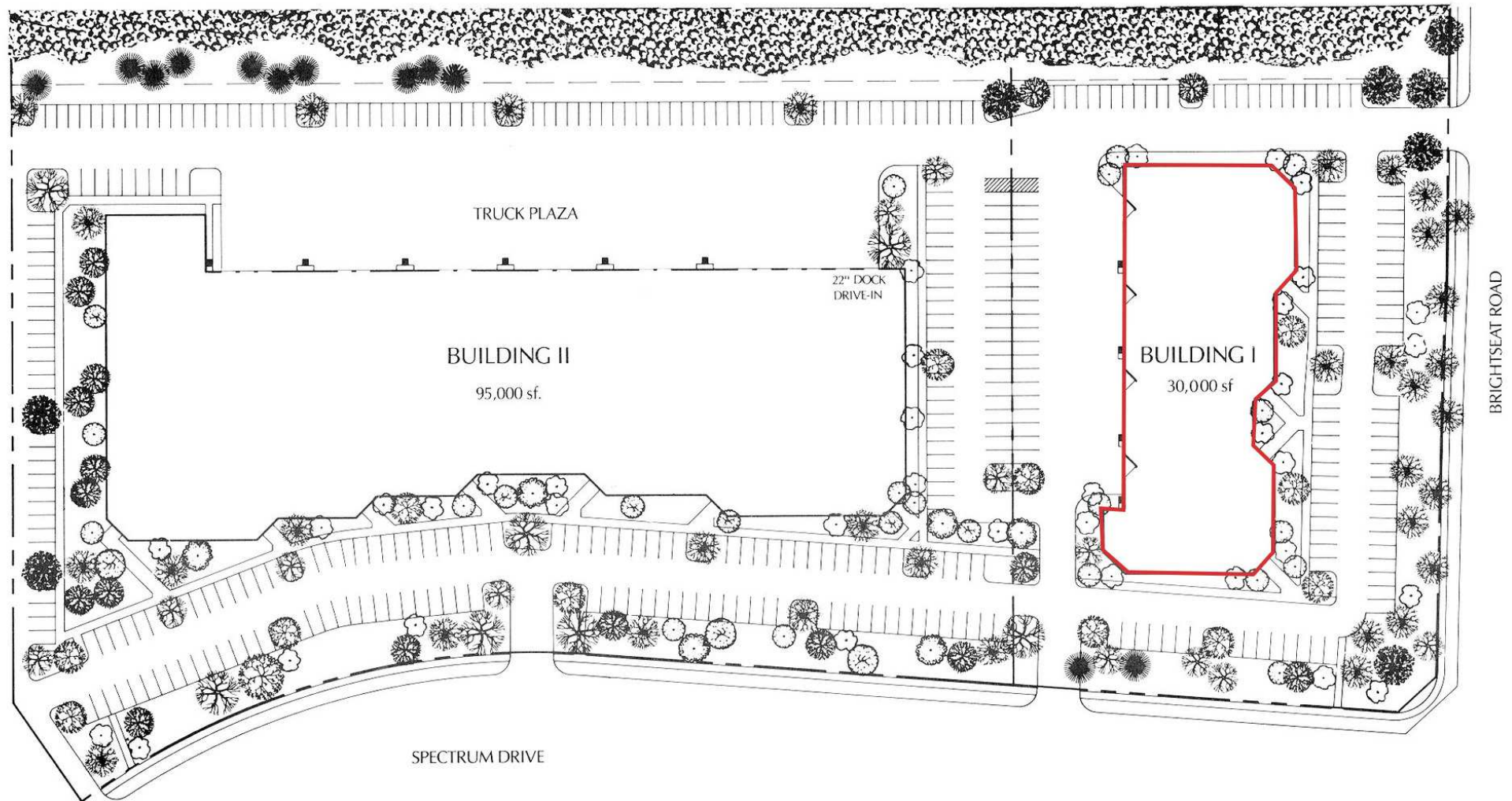


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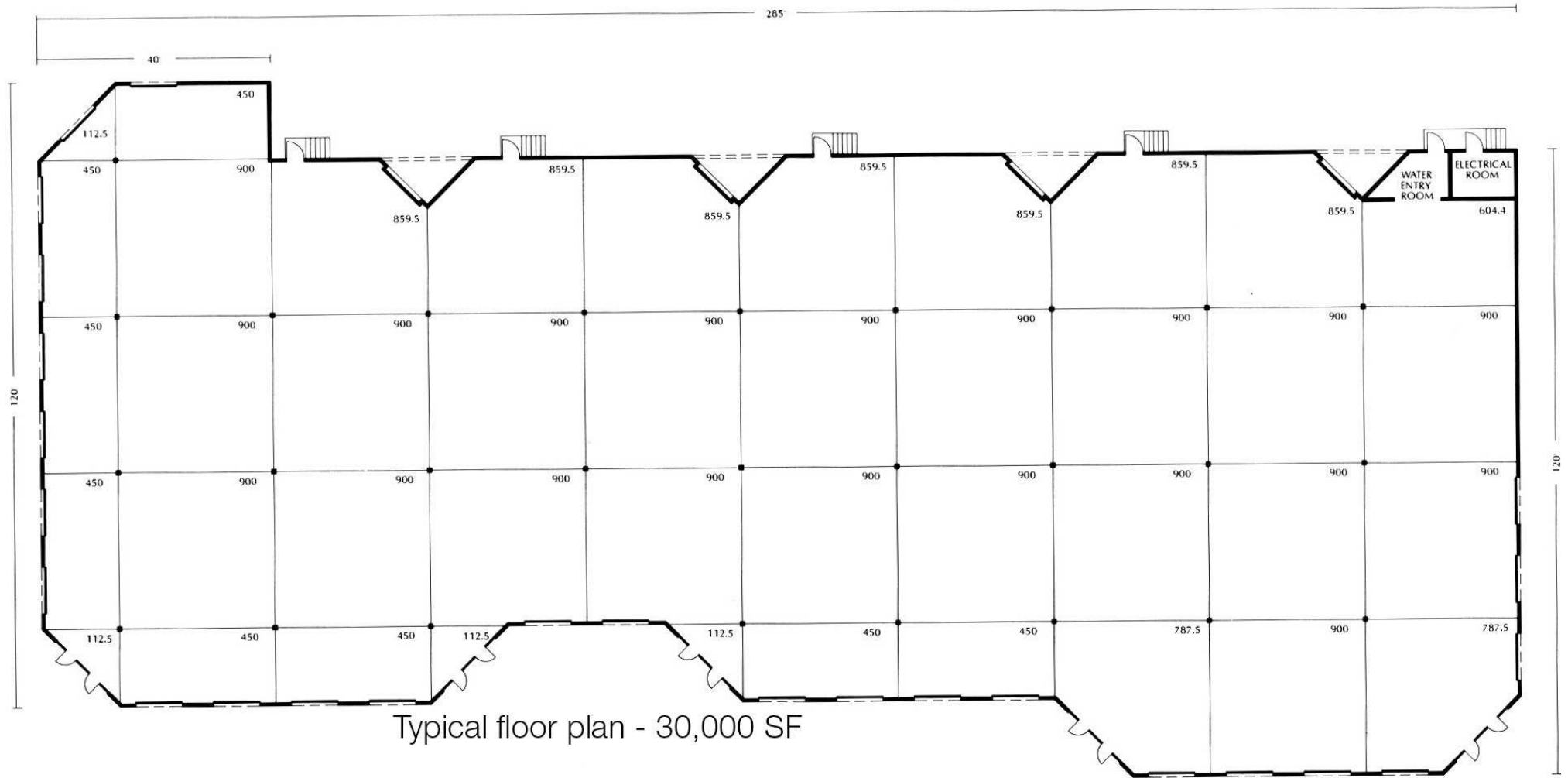


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### DEMOGRAPHICS



#### POPULATION

1 Mile	10,053
3 Miles	102,522
5 Miles	316,465



#### HOUSEHOLDS

1 Mile	4,048
3 Miles	37,332
5 Miles	111,852



#### AVG. HOUSEHOLD INCOME

1 Mile	\$104,587
3 Miles	\$118,198
5 Miles	\$114,126

Demographics data derived from AlphaMap





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