

4380 FORBES BLVD
LANHAM, MD 20706



3D Tour

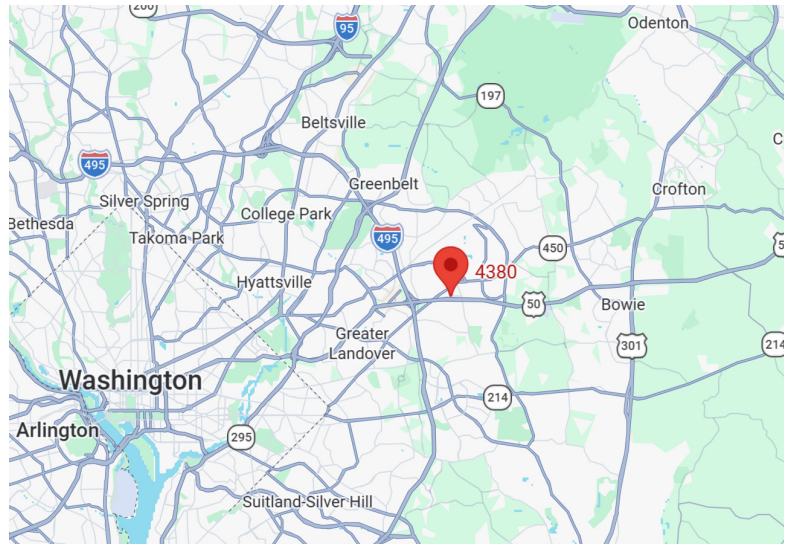


Fully Conditioned Flex Space Available Great Location With Access To Beltway

- ± 15,620 – 31,240 sqft available
- Great location – easy access to RT-95, 495 and RT-50
- Currently has ± 10 offices/classrooms, reception area, large restrooms, kitchen, & 4 warehouse storage areas
- Potential warehouse conversion - **18' clear height**
- Ample parking (±97 spaces) - Plenty of natural light
- Outdoor storage or playground space available
- Possibility to combine with an additional 12K sqft warehouse
- **Asking rent: \$16.50 NNN per sqft**

KENNETH GRIFFIN
Commercial Salesperson
410-914-1007
kgriffin@friendre.com

MATTHEW ANTONIS
Commercial Salesperson
410-449-1072
mantonis@friendre.com



Main: 410-449-1144 · Fax: 410-983-3956 · friendre.com
8436 Veterans Hwy, Millersville, MD 21108

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Flexible Use: Daycare, School, or Office
Ideal for Contractor or Headquarters Operations



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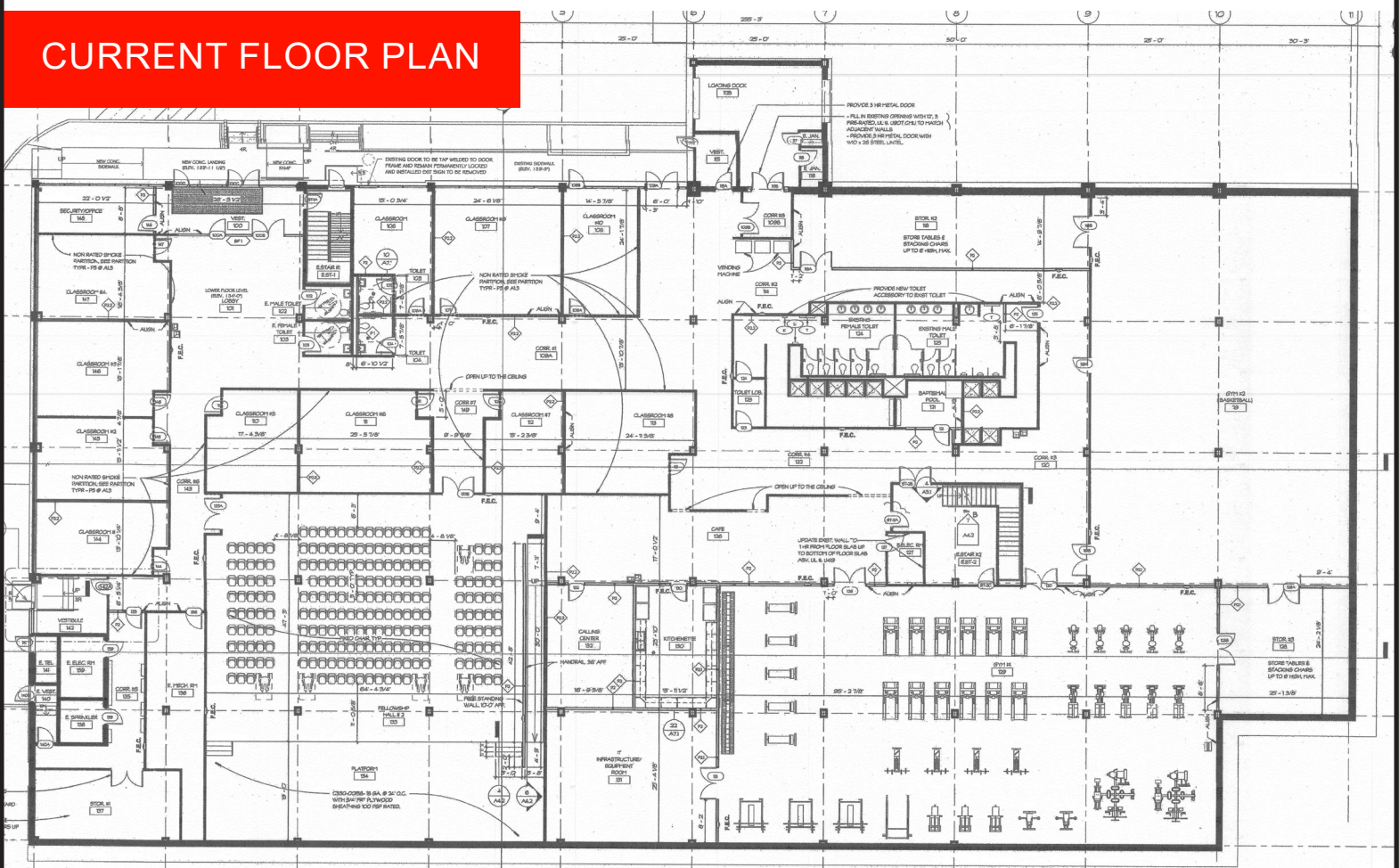


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CURRENT FLOOR PLAN



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