



WAREHOUSE WITH OFFICE

6300 COLUMBIA PARK ROAD | LANDOVER, MARYLAND 20785

FOR
SUBLEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 25,000-50,000 SF \pm warehouse space available
- 1,000-2,000 SF \pm office space
- Dock and drive-in loading
- Fenced, secured and gated
- Ample on-site parking
- Easy access to Route 50, Route 202, Route 704, I-295 and I-495/Capital Beltway

WAREHOUSE:	25,000-50,000 SF \pm
OFFICE:	1,000-2,000 SF \pm
CLEAR HEIGHT:	28' \pm
LOADING:	DOCK & DRIVE-IN
SPRINKLER:	ESFR
ZONING:	IE (INDUSTRIAL, EMPLOYMENT)
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW



LOCAL BIRDSEYE



SpartanNash
MILITARY

Maata
CATERING

Shapiro & Dunson
MECHANICAL CONTRACTORS

Benjamin Moore

PODS

TriMark
ADAMS BURCH

WHITSONS
Culinary Group

WHOLE FOODS
MARKET

TempGenius
TEMPERATURE CONTROLLED LOGISTICS

TAYLORAFS

BUCKHEAD
Meat & Seafood | a Sysco company

LYON
BAKERY

GOLD CRUST
BAKING COMPANY, INC.

amazon

COLUMBIA PARK RD

ABC
Supply Co. Inc.

WASHINGTON
WOODWORKING

V-Nine
INC.

ANCHOR

GRM



TRADE AREA

DRIVING DISTANCE TO:

704 1.1 MILES
3 MIN. DRIVE

50 1.3 MILES
3 MIN. DRIVE

202 2.0 MILES
5 MIN. DRIVE

AMERICA'S AIRFIELD
10.9 MILES
25 MIN. DRIVE

REAGAN NATIONAL
12.3 MILES
30 MIN. DRIVE

WASHINGTON, DC 8.3 MILES
30 MIN.

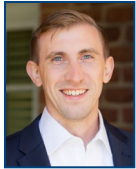
BALTIMORE, MD 40.5 MILES
1 HR. 0 MIN.

RICHMOND, VA 118.0 MILES
2 HRS. 10 MIN.

PHILADELPHIA, PA 146.0 MILES
2 HRS. 40 MIN.



FOR MORE INFO CONTACT:



OLIVER FRYER

VICE PRESIDENT

410.427.0454

OFRYER@mackenziecommercial.com



BRYAN HERR

VICE PRESIDENT

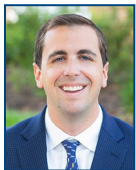
443.875.7505

BHERR@mackenziecommercial.com



JUSTIN VIRTS

REAL ESTATE ADVISOR



ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL



MATTHEW CURRAN, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336

410 Severn Avenue

Annapolis, MD 21403

OFFICES IN: **ANNAPOLIS, MD** BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

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