

INDUSTRIAL PROPERTY FOR SALE



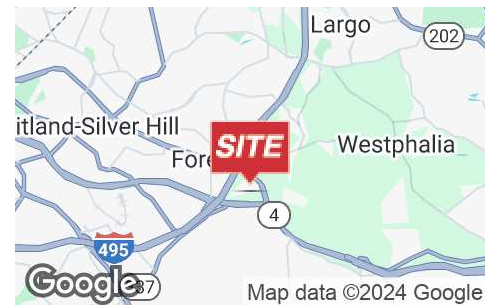
8411 OLD MARLBORO PIKE #26 Upper Marlboro, MD 20772

LOCATION DESCRIPTION

Conveniently accessible to I-495/I-95 and Pennsylvania Avenue (Rt. 4).

PROPERTY DESCRIPTION

- Highly sought after warehouse condo for sale
- Accessible to I-495/95 and Pennsylvania Ave. (Rt. 4)
- Approximately 2,207 square feet
- 14 ft. X 10 ft. drive-in door
- 18 ft. clear ceiling height
- Fully air-conditioned warehouse
- 3 level racking system
- Waiting/reception area
- Mezzanine office in the rear
- Private bathroom
- New roof replacement
- 200 amp / 3-phase electric
- Condo fee: \$360/mo.
- **Sales price: \$699,000**



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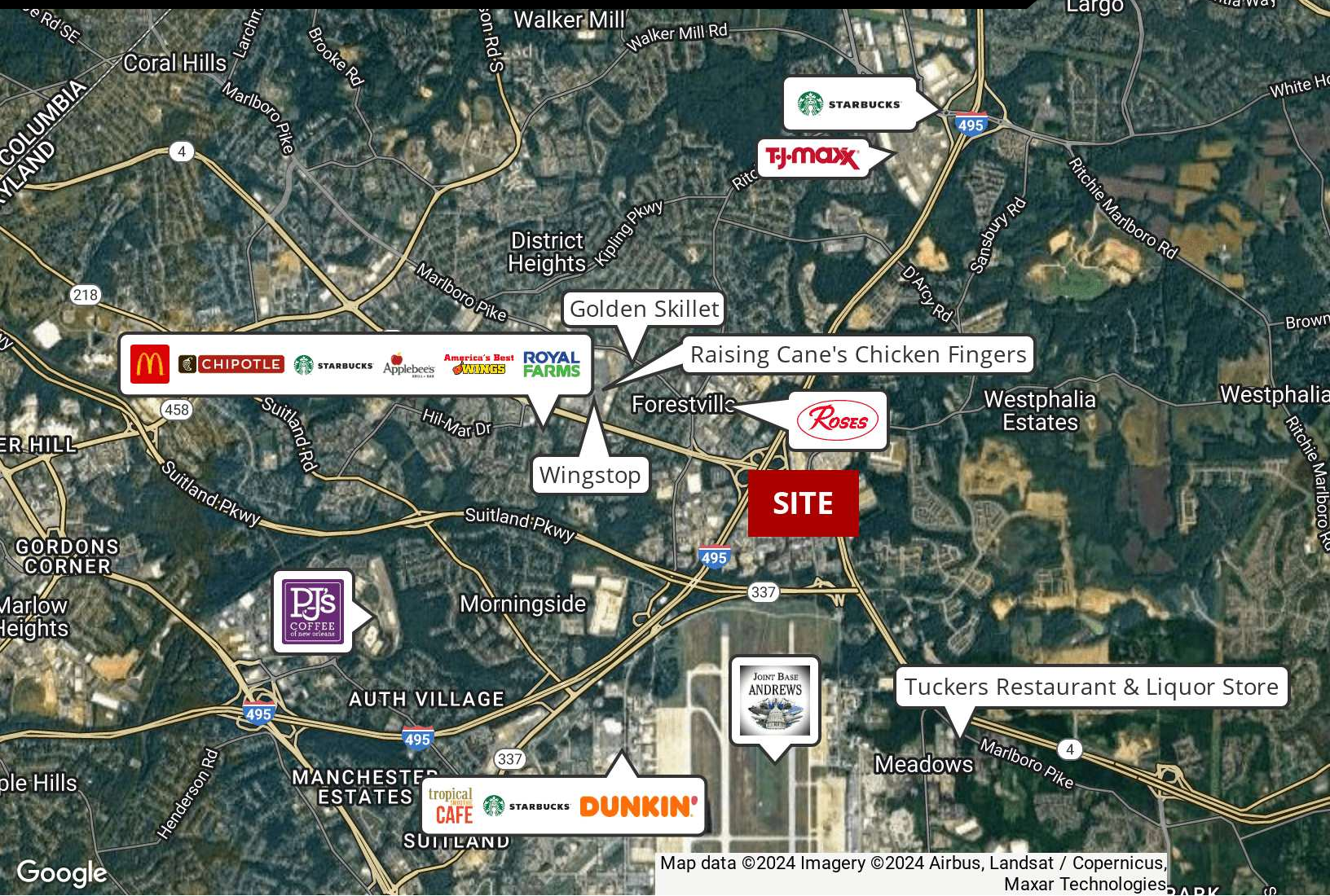
Industrial Property For Sale

8411 OLD MARLBORO PIKE #26, UPPER MARLBORO, MD 20772



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DEMOGRAPHICS



POPULATION

1 Mile	3,180
2 Miles	22,426
3 Miles	63,933



HOUSEHOLDS

1 Mile	1,286
2 Miles	8,618
3 Miles	24,785



AVG. HOUSEHOLD INCOME

1 Mile	\$136,380
2 Miles	\$110,716
3 Miles	\$118,650

Demographics data derived from AlphaMap



Google

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