



Turtle Town

REAL ESTATE

LLC



Waldorf Technology Park is a growing business park serving medical offices, professional services companies, and flexible-space users in west Waldorf, located just 20 minutes south of the Washington Beltway. The area is well served by shops, restaurants, and hotel accommodations, all within easy walking distance. Building construction is all brick, and its street-level entrances offer safe and easy access for users.

FOR LEASE

Industrial/Flex Space - 4,613 SF

2960 Technology Place, Suite 108, Waldorf, Maryland 20601

Highlights

Estimated Demographics

Population / Avg. Household Income

1 Mile 6,700 \$115,645

5 Miles 98,284 \$104,383



- ◆ Located in an attractive, well-managed building with excellent tenant mix.
- ◆ Space features 1 bay door and back door with ramp.
- ◆ Ample parking in both front and rear.
- ◆ Unique space that can accommodate several different uses.
- ◆ Rear loading dock and room for truck deliveries.
- ◆ Located in the growing and high-traffic Business Rt. 5 corridor of west Waldorf, just 20 minutes from the Washington Beltway.
- ◆ Ideal space for storage, sales, non-retail.
- ◆ Storefront
- ◆ Office and two bathrooms
- ◆ High Ceilings



Disclaimer: Turtle Town Real Estate, LLC provides information from sources believed to be reliable and accurate. However, independent confirmation of its accuracy and completeness is your responsibility. We do not warrant or guarantee the accuracy, adequacy, quality, current, completeness, or suitability of any information herein for any purpose or that the information presented will not be objectionable to some individuals. Turtle Town Real Estate, LLC its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. The entire risk for utilizing the information contained herein rests solely

Rate and Terms

Available October 1, 2025

\$18 psf NNN + (CAM \$4.28 psf)

Contact:

Jennifer Mertz

240.246.6557

jmertz33@gmail.com



760 Crandell Rd. West River, MD 20778 / 301.892.1131



Disclaimer: Turtle Town Real Estate, LLC provides information from sources believed to be reliable and accurate. However, independent confirmation of its accuracy and completeness is your responsibility. We do not warrant or guarantee the accuracy, adequacy, quality, current, completeness, or suitability of any information herein for any purpose or that the information presented will not be objectionable to some individuals. Turtle Town Real Estate, LLC its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. The entire risk for utilizing the information contained herein rests solely