

# INDUSTRIAL PROPERTY FOR SALE



## 6051 FALLARD DR Upper Marlboro, MD 20772

### PROPERTY HIGHLIGHTS

- Newly constructed 40,000± SF building
- Divisible to 10,000± SF
- Situated on 3.47± acres
- Nine drive-ins
- Abundant power
- Excess yard area for outdoor storage and/or parking
- Zoned IE (Industrial Employment)
- Less than 20 minutes from Washington DC, near Joint Base Andrews
- Convenient access to the Capital Beltway (I-495), as well as Route 301, Route 4, and Route 5



**JEFFREY D.K. LUDWIG**

O: 301.918.2924

kludwig@naimichael.com

**JEFFREY D. LUDWIG**

O: 301.918.2923

jludwig@naimichael.com

New Industrial Construction For Sale  
 6051 FALLARD DR, UPPER MARLBORO, MD 20772

