

INDUSTRIAL PROPERTY
FOR LEASE

8800 - 8816 JERICHO CITY DR
SPECTRUM 95 BUSINESS PARK, BUILDING 1, Landover, MD 20785



Industrial Property For Lease

8800 - 8816 JERICHO CITY DR, LANDOVER, MD 20785



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**SPECTRUM 95
BUSINESS PARK,
BUILDING 1**
Landover, MD 20785

PROPERTY OVERVIEW

- Total Size: 30,000 SF
- Available: 8,000 SF Suite For Lease
- Ceiling Height: 20'
- Loading: 6 Dock-High Doors
- Parking: 3.0/1,000 SF
- Zoning: I-E (Industrial)
- **LEASE RATE: \$21.00 SF/NNN**

LOCATION OVERVIEW

With easy access to the Capital Beltway (I-495/I-95) and major business arteries such as Rt 214 (Central Ave), Rt 202 (Landover Rd), Martin Luther King Jr Hwy (Rt 704), Arena Dr. and Brightseat Rd. Close proximity to the District of Columbia line.



MARCUS N. DANIELS
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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Building Size:	30,000 SF
Available Space:	8,000 SF suite
Zoning:	I-E (Located within a Designated Opportunity Zone)
Type:	Industrial - single story flex building
Class:	B
Loading:	(6) dock-high doors
Year Built	20' clear
Parking	3.0/1,000 SF
Tenant Incentives:	1-3 months free rent (for 5+ yr leases), \$5-\$10/SF tenant improvement allowance, flexible demising plans (2,000-6,000 SF)
LEASE RATE:	\$21.00/SF NNN



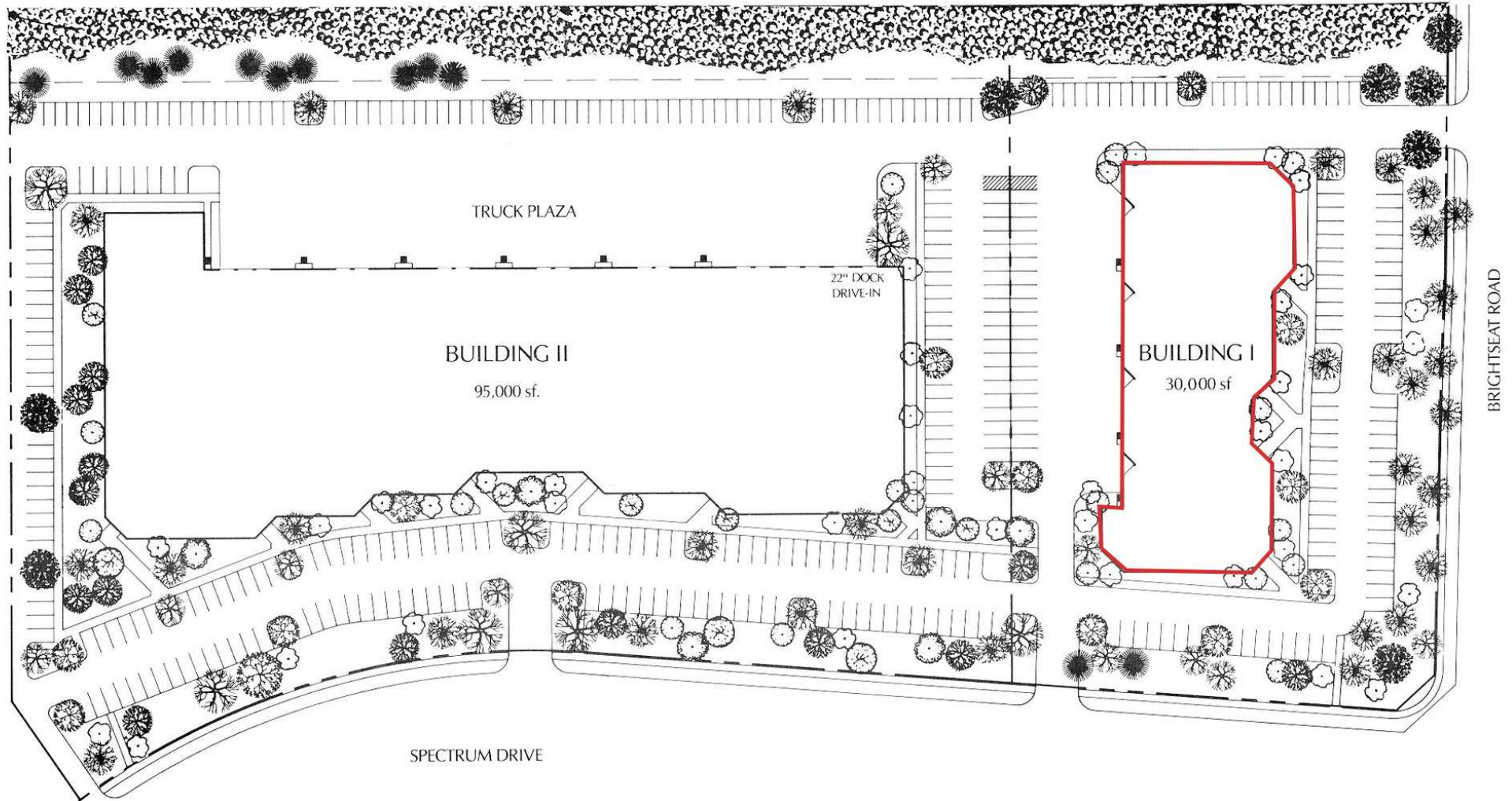
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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	10,053	4,048	\$104,587
3 Miles	102,522	37,332	\$118,198
5 Miles	316,465	111,852	\$114,126

Demographics data derived from AlphaMap



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