

**6% CoBroker Fee on Leases
Over 10,000 Square Feet!**



USER PURCHASE OPPORTUNITY

FOR SALE / LEASE

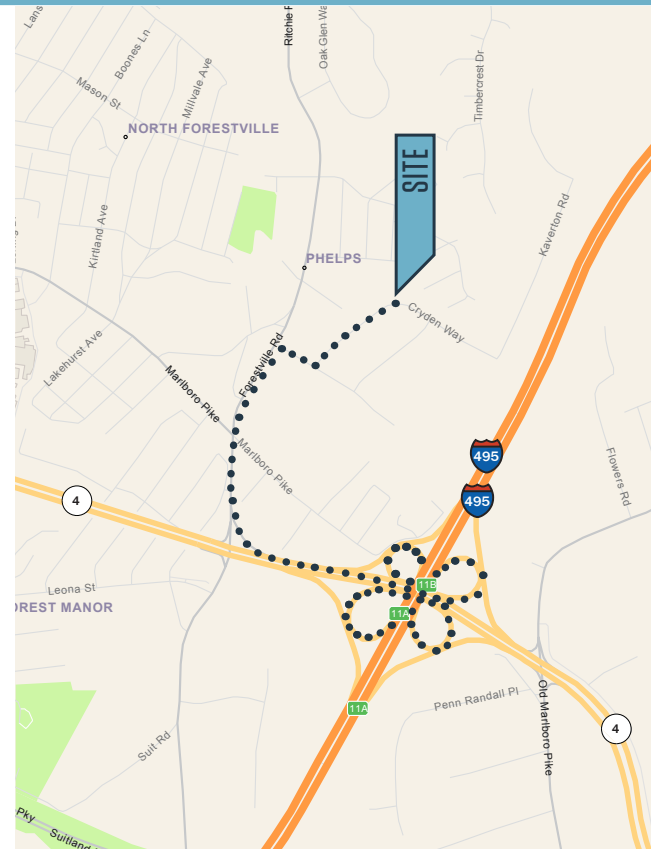
AVAILABILITIES:

Up to 27,500 SF of Contiguous Warehouse/Flex Space

- **8030-8036:** 12,300 sf with 3 covered dock-loading positions (climate-controlled)
- **8038-8050:** 15,200 sf with 4 docks and 4 at-grade drive-ins (climate-controlled); could be demised to 3,400-8,100 SF (see p. 3)
- **8080:** 1,822 sf with 1 drive-in
- Ideal for food, e-commerce, R&D, document storage, manufacturing uses that require a climate-controlled environment & ample loading
- Office ratio of 10-15% in 2 larger spaces; fully sprinklered in both office/warehouse
- Highly secure with concrete ceiling decks: Homeland Security approval for past user

PROPERTY HIGHLIGHTS:

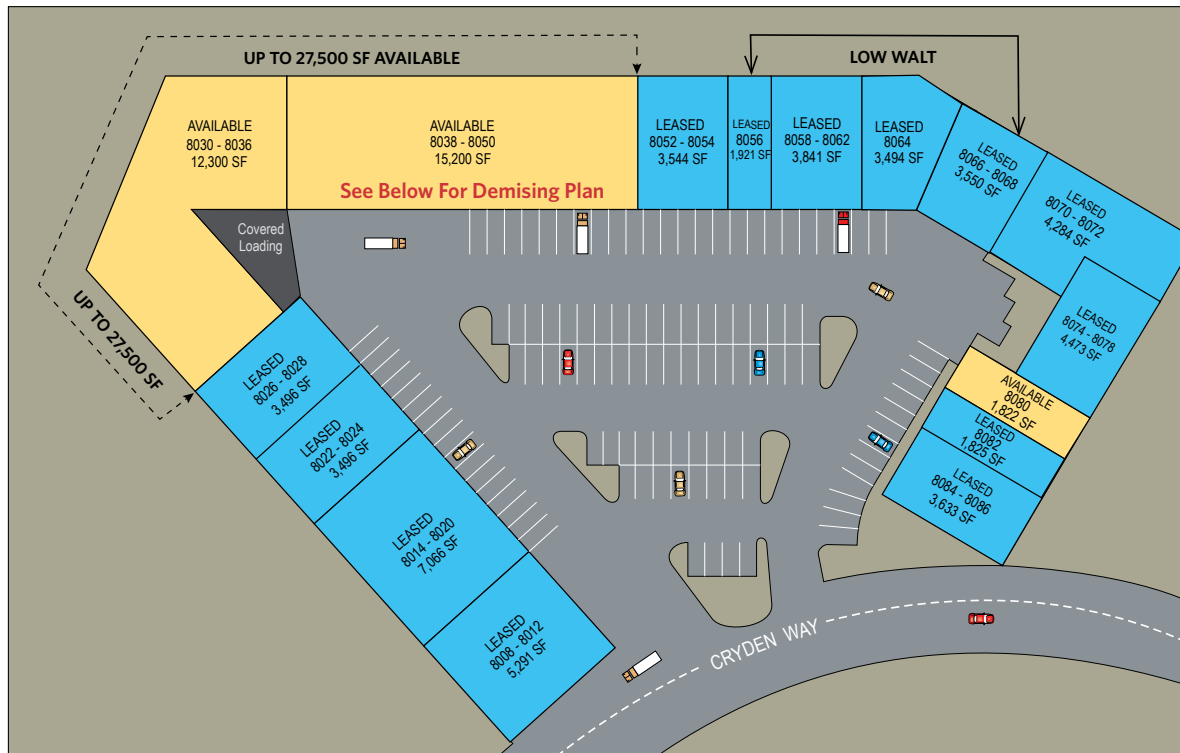
- **Located in Forestville: 3 turns off the Capital Beltway**
- 16' - 18' clear ceiling height; 12' x 14' drive-ins
- Gas available (most units)
- Abundant parking & fully sprinklered
- Minutes to downtown DC, National Harbor, Alexandria and all on Capital Beltway



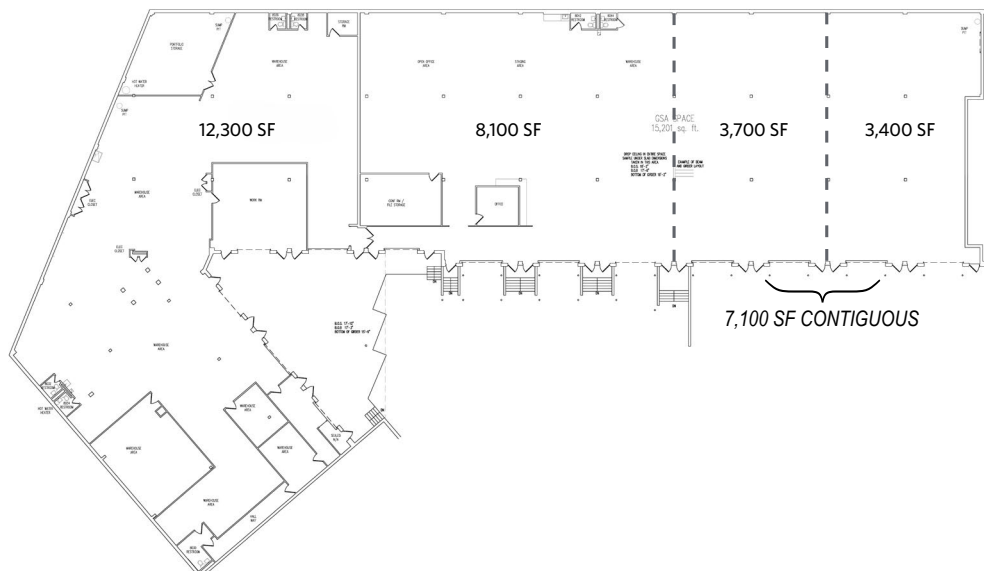
8008-8086 CRYDEN WAY

Forestville, MD 20747 | Prince George's County

SITE PLAN



SUITE 8030 - 8050 | FLOOR PLAN



PHOTOS



SMALL BAY WAREHOUSE



OFFICE/FLEX SPACE

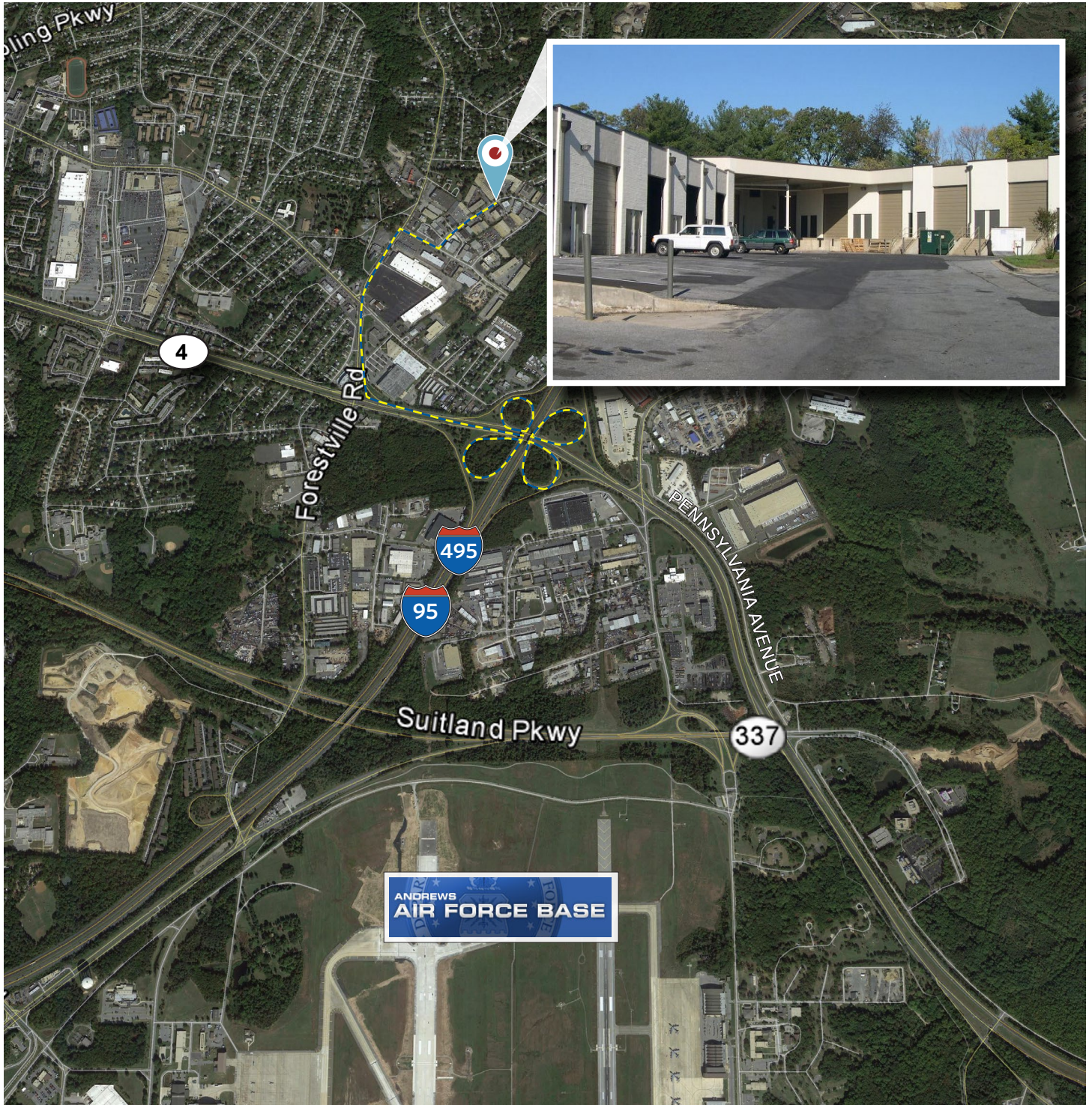


WAREHOUSE

8008-8086 CRYDEN WAY
Forestville, MD 20747 | Prince George's County



AERIALVIEW



Spence Daw
sdaw@klnb.com
443-574-1429

Aaron Carroll
acarroll@klnb.com
202-652-2333

9881 Broken Land Pkwy, #300
Columbia, MD 21046
klnb.com