



Accelerating success.



For Lease

Industrial Service Facility with Outdoor Storage

3839 Ironwood Pl
Landover, MD 20785



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Property Overview

| | |
|------------------------|--|
| Building SF | 18,100 SF |
| Office SF | 4,000 SF |
| Loading | 5 Drive-ins |
| Clear Height | 17' - 20' |
| Outdoor Storage | 1.74 acres of IOS (Paved, Fenced & Lit) |
| Zoning | I-E (Outdoor Storage Permitted) |



Planned Improvements

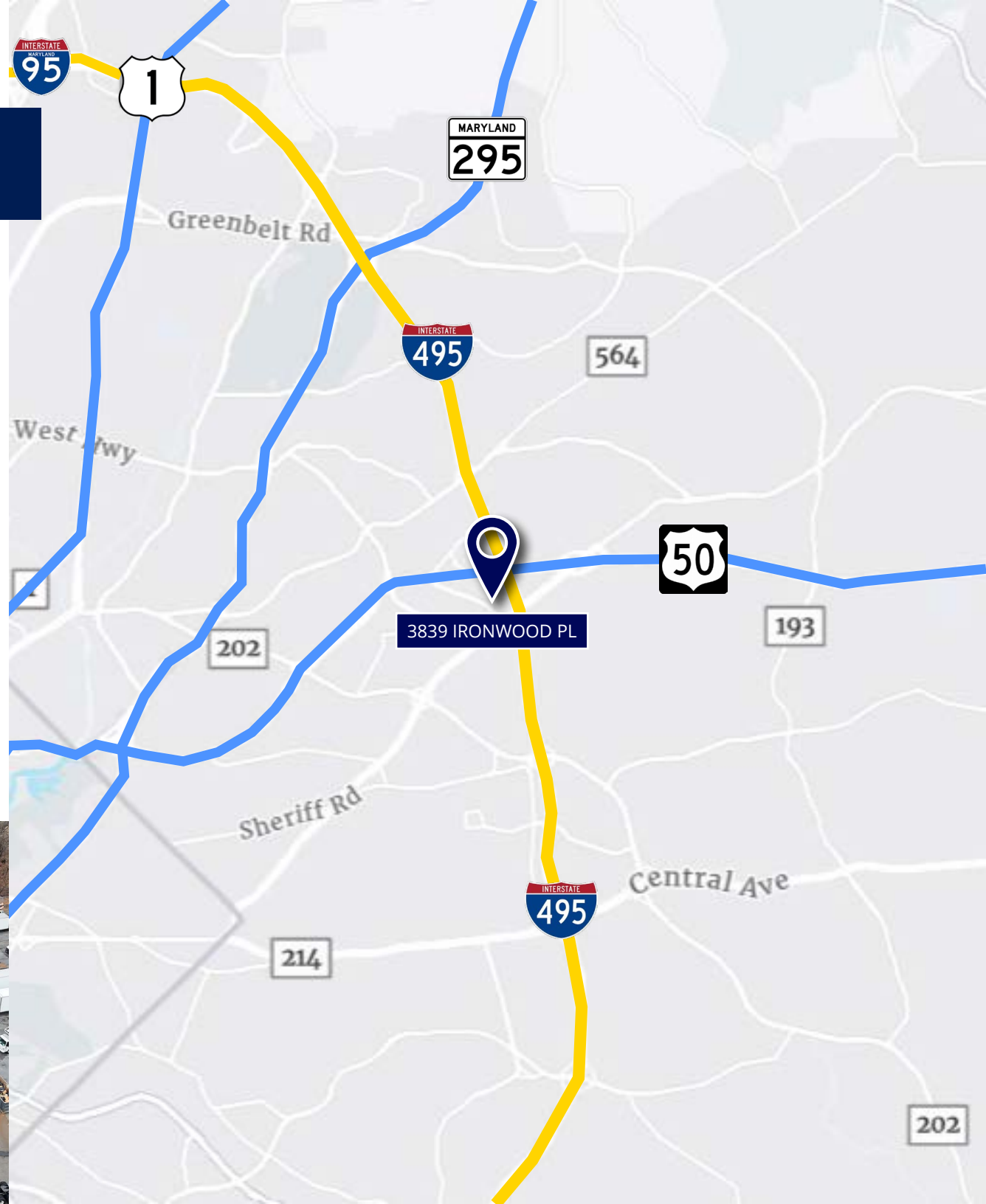
- Repaving
- New Fencing and Gating
- Landscaping
- Site Lighting
- Replace/Repair Building Systems
- Warehouse Fit-Out
- Office Fit-Out
- Building Exterior/Painting



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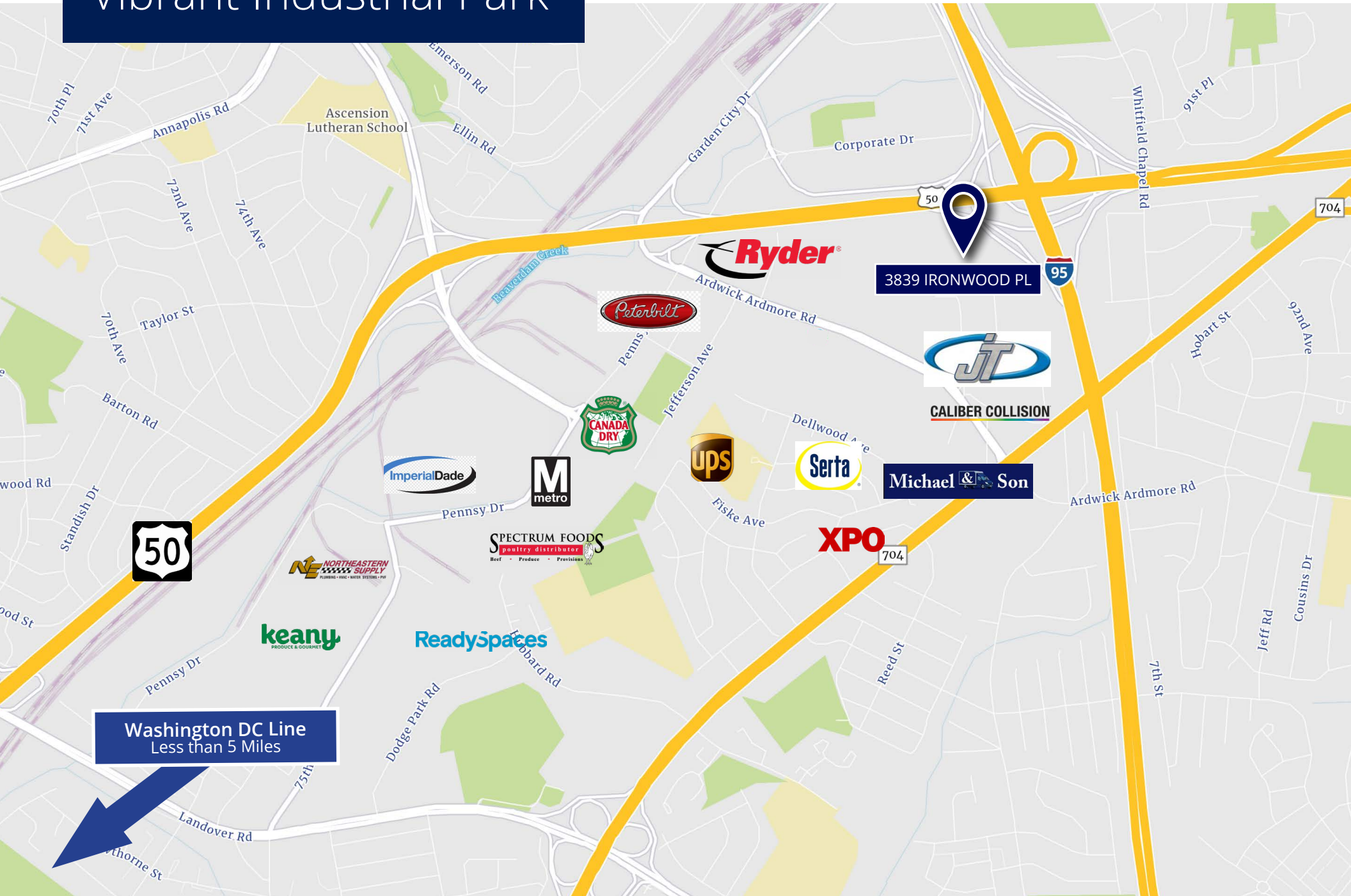
Strategic Location

- Centrally located in Ardmore Industrial Park
- Immediate access to Routes 50 & I-495
- Less than 5 miles to the Washington DC line
- 15 miles from Reagan National Airport



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Vibrant Industrial Park



3839 IRONWOOD PL

Washington DC Line
Less than 5 Miles

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