



FOR LEASE

PROPERTY HIGHLIGHTS

- **Property Size:** 23,344 SF
- **Available Space:**
 - » Suite 4370: 4,622 SF
 - » Suite 4384: 3,625 SF
- **Ceiling Height:** 16' clear height
- **Property Loading:** Docks (6) and Drive-In (2)
- **Zoning:** IE (Industrial, Employment)
- **Access:** Immediate access to Route 50, Route 704 and I-495
- **Parking:** Ample parking on site

NEARBY AMENITIES

COPPER CANYON
GRILL



MILK & honey
SOUTHERN INSPIRED KITCHEN

Jasper's
restaurant

AARON CARROLL

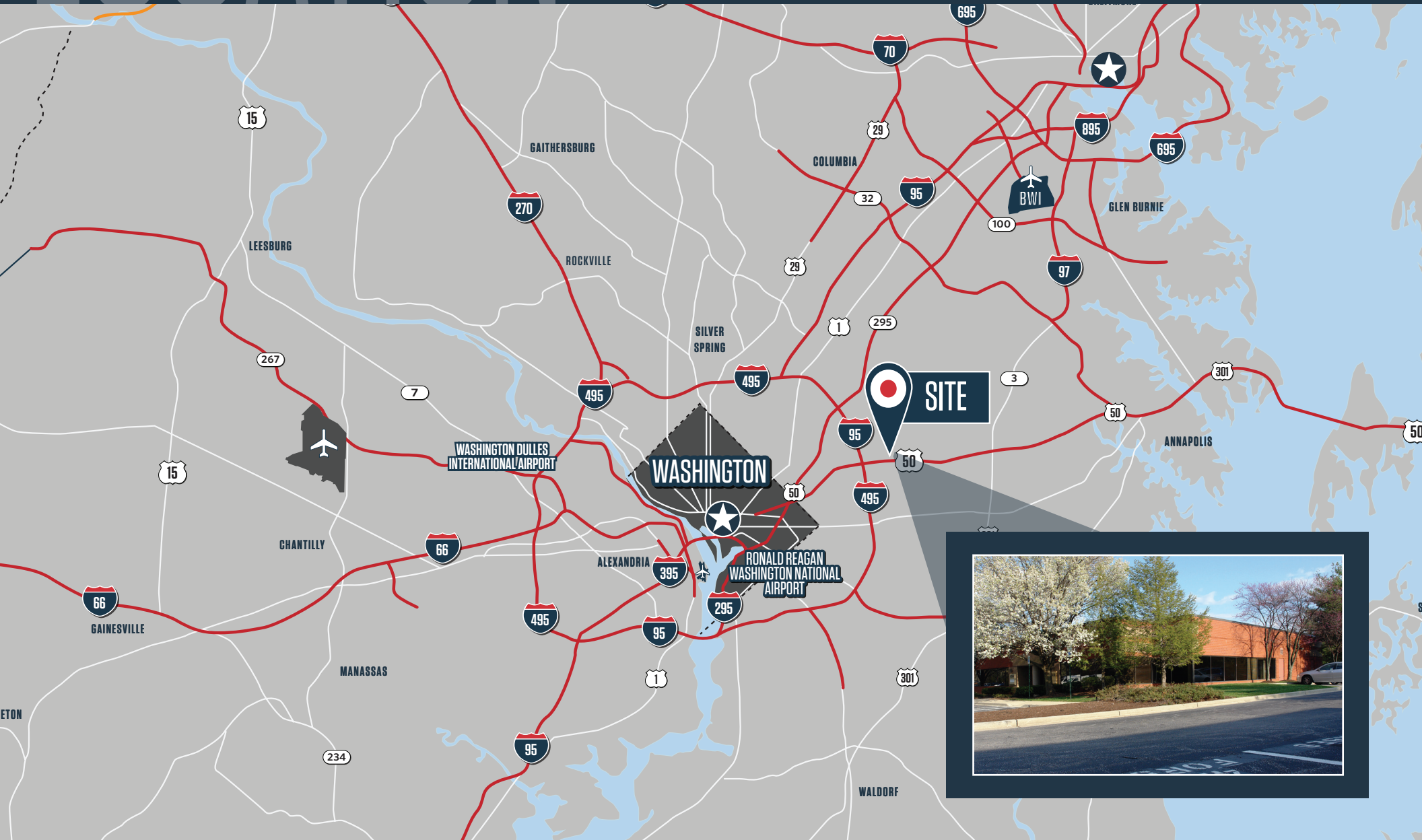
acarroll@klnb.com | 202-652-2333

klnb.com

LOCATION

FORBES CENTER 12

4370-4384 LOTTSFORD VISTA ROAD, LANHAM, MD 20706, PRINCE GEORGE'S COUNTY



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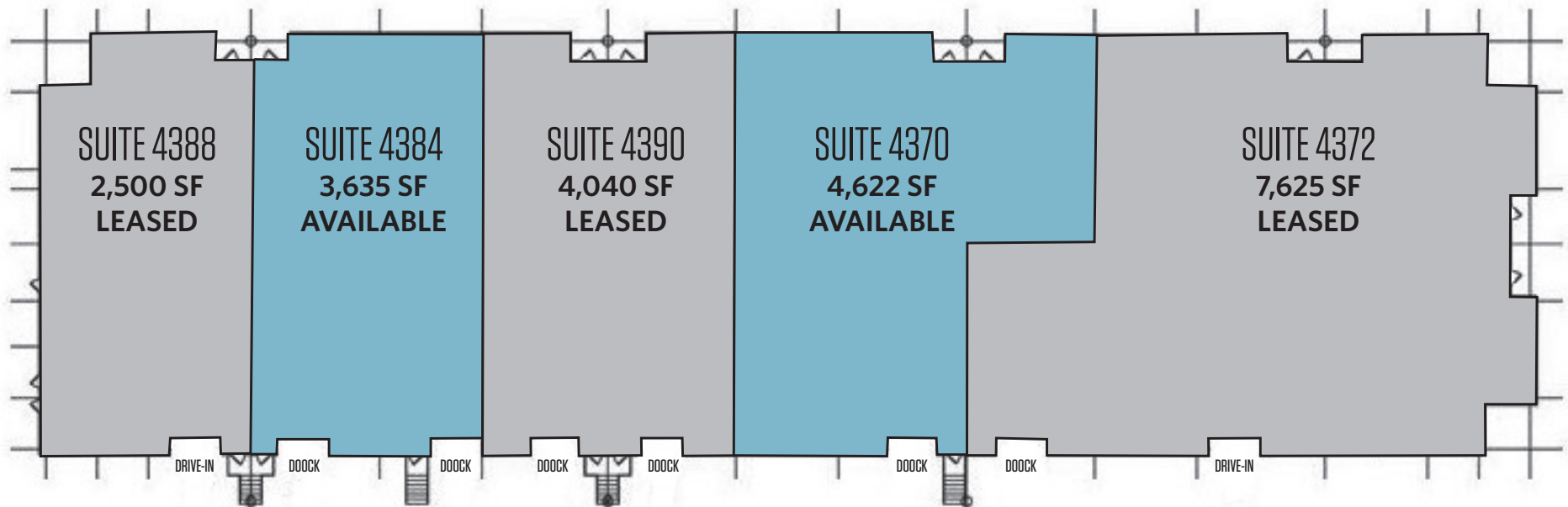
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SITE PLAN

FORBES CENTER 12

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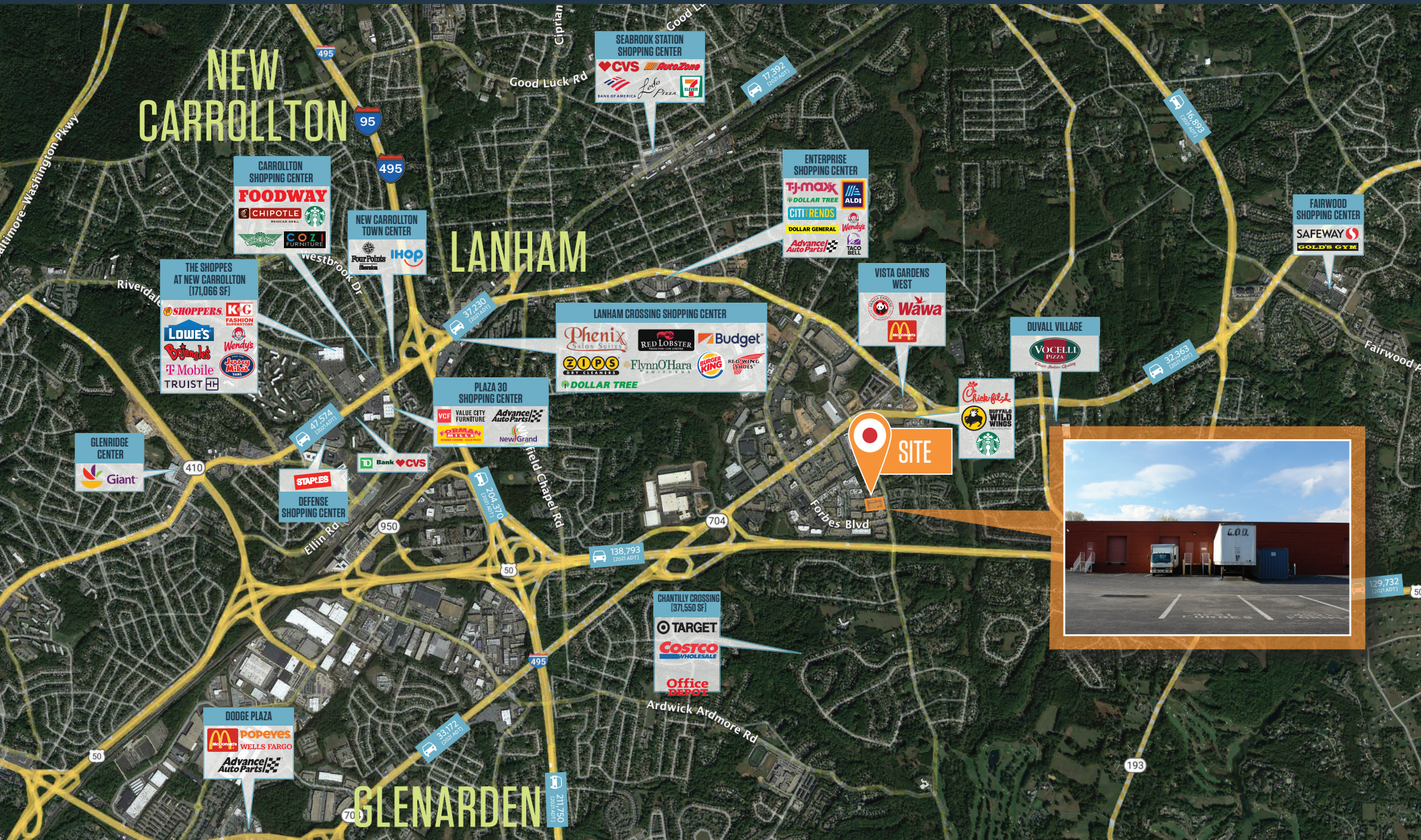
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MARKET AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.