



WAREHOUSE FOR LEASE

PROPERTY HIGHLIGHTS:

- **Building Size:** 77,000 SF
- **Available Space:** 4,000 SF
- **Availability:** July 1, 2025
- **Zoning:** IE (Industrial, Employment)
- **Ceiling Height:** 12'
- **Parking:** Free surface
- **Loading:** Covered docks
- **Electrical:** 400 amps, 3-phase, 4 wire, 120/208V
- **Sprinkler:** Wet system

AARON CARROLL

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SPENCE DAW

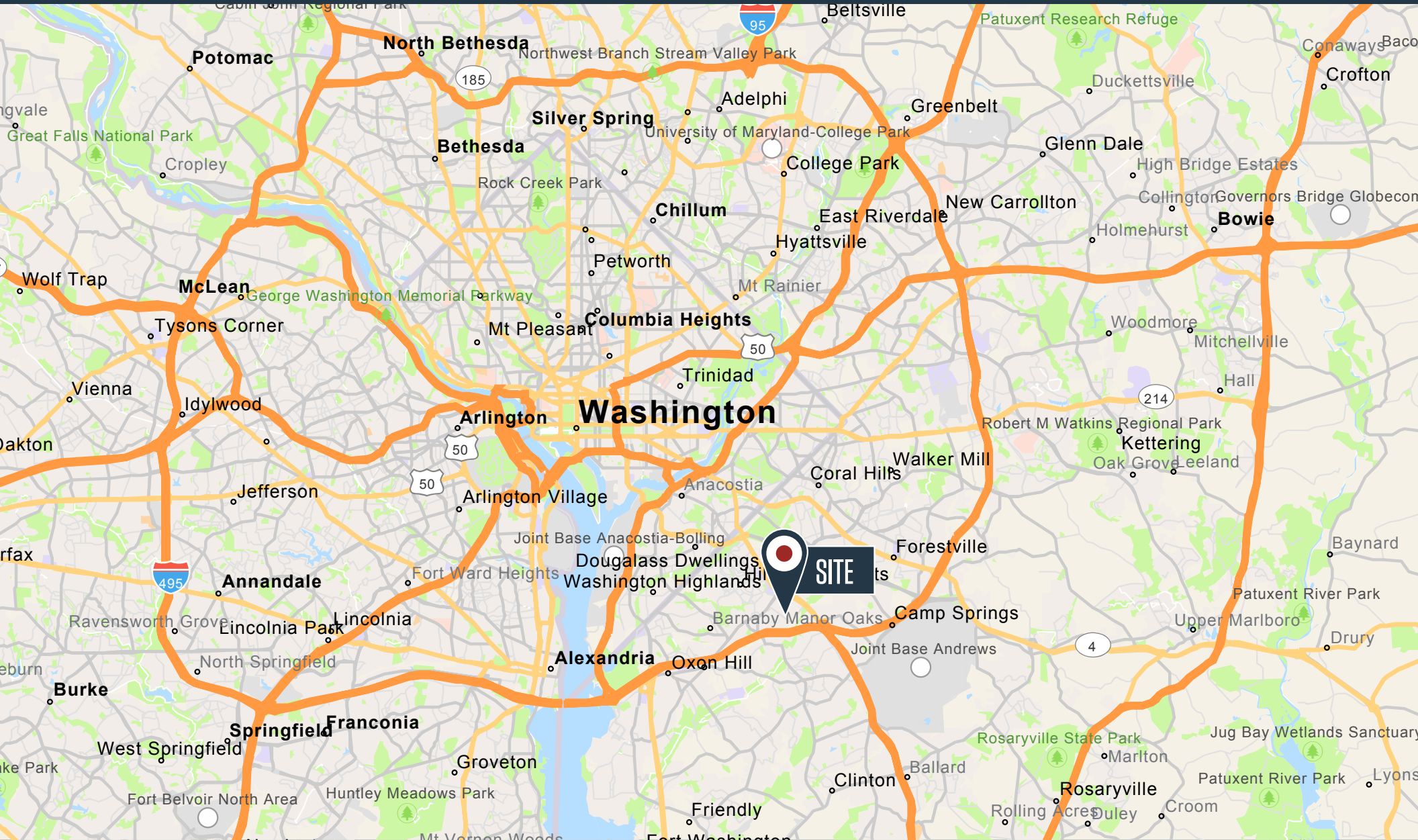
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LOCATION

MARLOW HEIGHTS INDUSTRIAL CENTER

4801 - 4827 BEECH PLACE, MARLOW HEIGHTS, MD 20748, PRINCE GEORGE'S COUNTY



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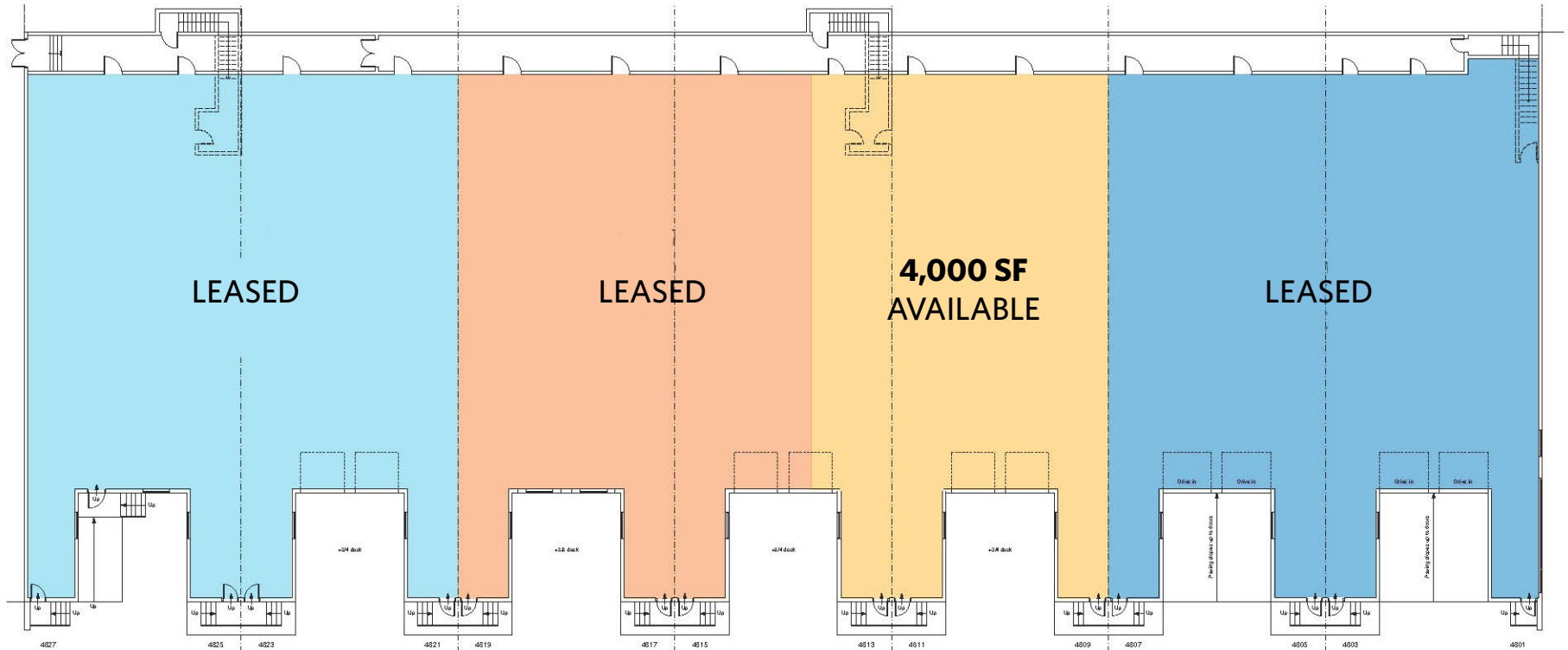
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SITE PLAN

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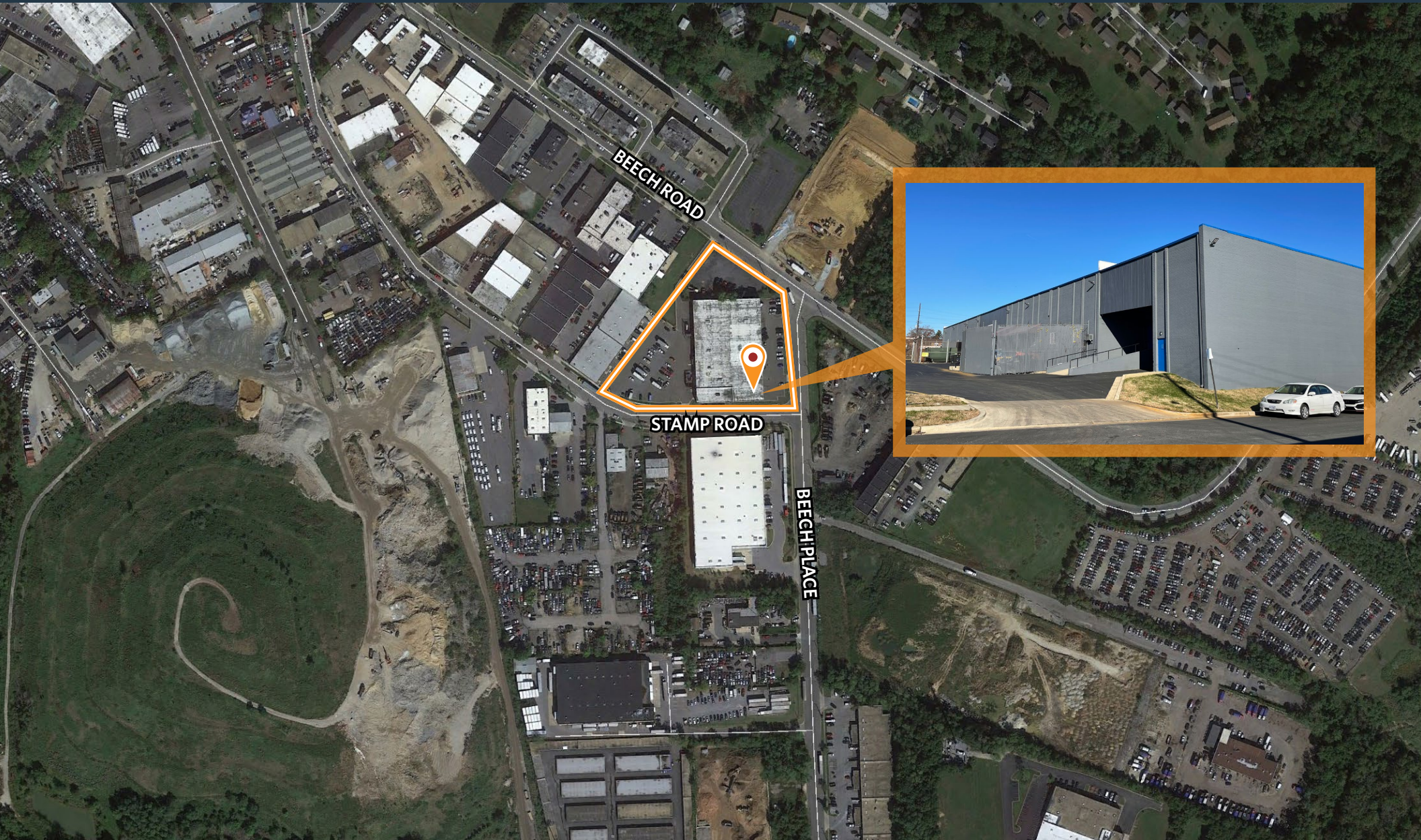
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AERIAL VIEW

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