

**Fully Conditioned Warehouse
With Dock/Drive-In Loading**



USER PURCHASE OPPORTUNITY

FOR SALE / LEASE

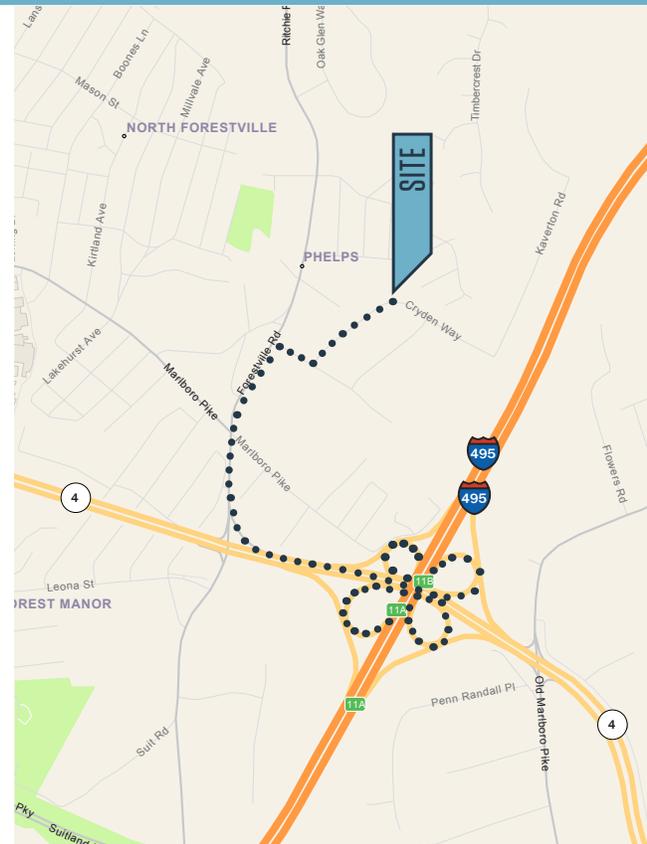
AVAILABILITIES:

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)
- **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:

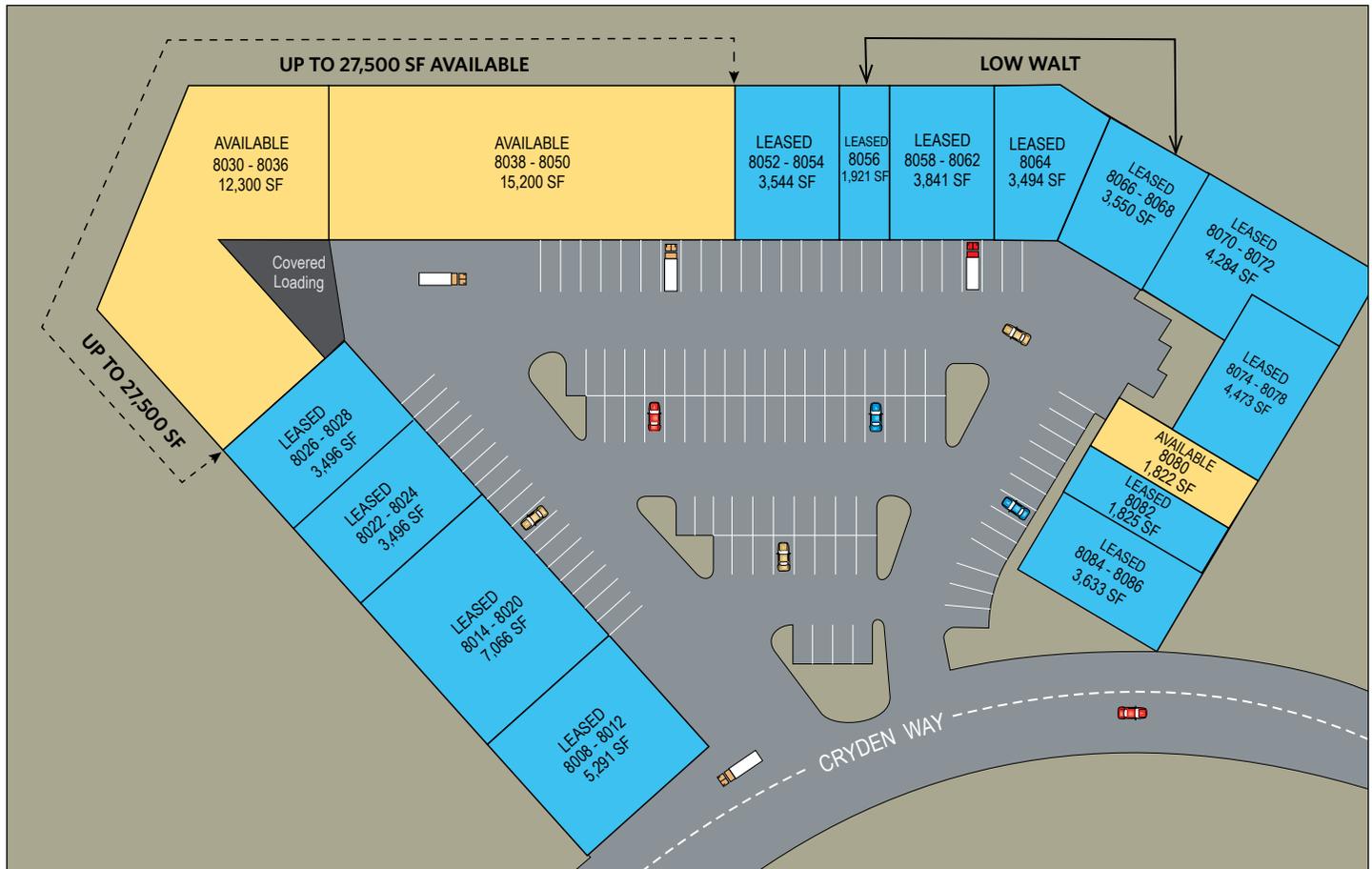
- **Located in Forestville: 3 turns off the Capital Beltway**
- 16' - 18' clear ceiling height
- Gas available (most units)
- Abundant parking & fully sprinklered
- Minutes to downtown DC, National Harbor, Alexandria and all on Capital Beltway



8008-8086 CRYDEN WAY

Forestville, MD 20747 | Prince George's County

SITE PLAN



ADDITIONAL PROPERTY FEATURES:

- Located in Forestville: 3 turns off of the Capitol Beltway
- Safe and secure facility!
- Oversized drive-in doors available (12' x 14')!
- Loading docks or drive-in doors or both!
- Easy access to Pennsylvania Avenue (Route 4) and I-495!
- Clean and well maintained!
- Great tenant mix!

PHOTOS



SMALL BAY WAREHOUSE



OFFICE/FLEX SPACE



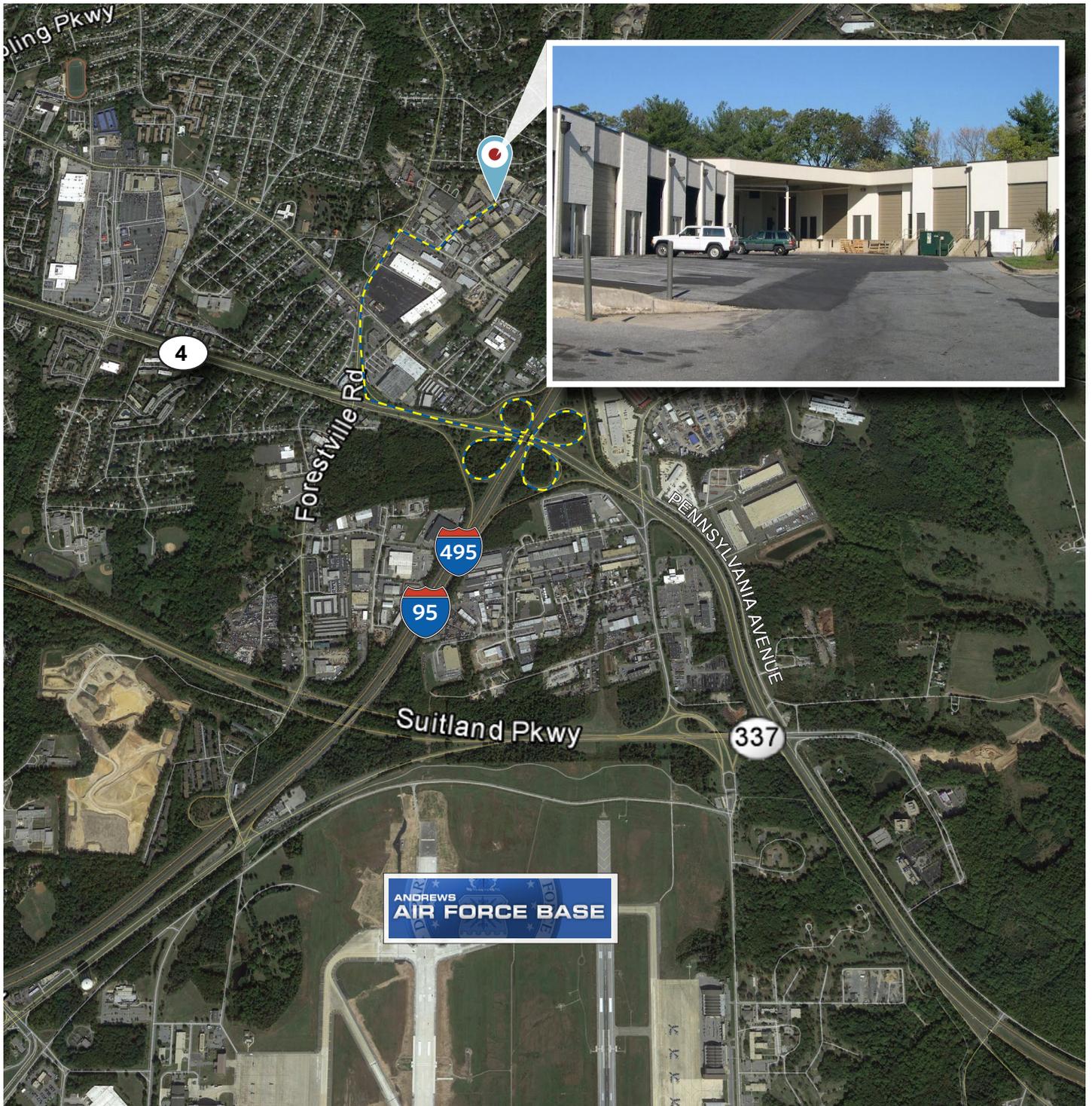
WAREHOUSE

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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