



PARK SIZE
76,172 SF



CLOSE PROXIMITY
CAPITAL BELTWAY



ZONING
IH (Heavy, Industrial)



LOADING
DOCK & DRIVE-IN



PARKING
AMPLE

NEW OWNERSHIP / MANAGEMENT
REPRESENTATIVE PHOTOS OF ONGOING IMPROVEMENTS



5806 - 5830 KIRBY ROAD

5840 - 5844 KIRBY ROAD

7609 - 7617 COMMERCE DRIVE

5806 - 5830 KIRBY ROAD
5840 - 5844 KIRBY ROAD
7609 - 7617 COMMERCE LANE

Clinton, Maryland 20735
Prince George's County

WAREHOUSE SPACE FOR LEASE

AARON CARROLL
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202-652-2333

9881 Broken Land Parkway, Suite 300 | Columbia, MD 21046

AVAILABILITY



5806 - 5830 Kirby Road (37,398 SF)



5840 - 5844 Kirby Road (18,510 SF)



7609 - 7617 Commerce Lane (20,264 SF)

5806 - 5830 KIRBY ROAD

- 37,398 Square Feet
- 1,744 SF Available (#5812)

5840 - 5844 KIRBY ROAD

- 18,510 Square Feet
- Fully Occupied

7609 - 7617 COMMERCE LANE

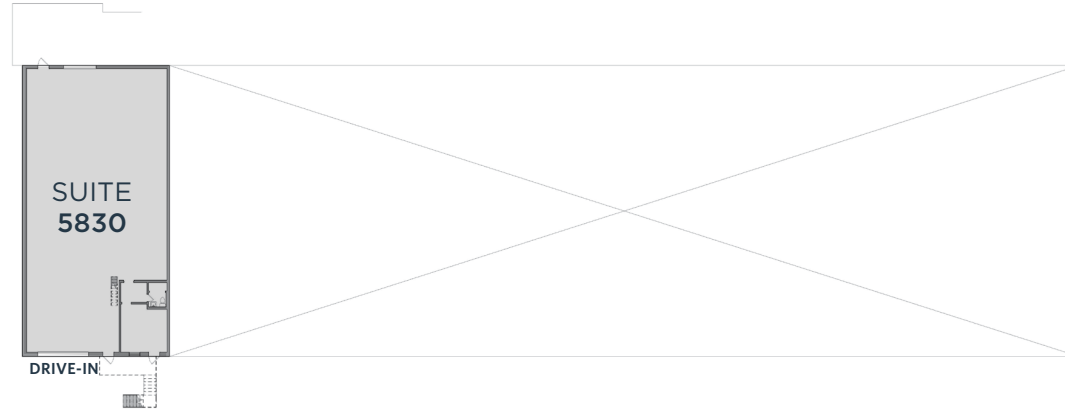
- 20,264 Square Feet
- 6,700 SF Available (#7609)
- 2,638 SF Available 9/1/26 (#7613)

NOTABLE HIGHLIGHTS

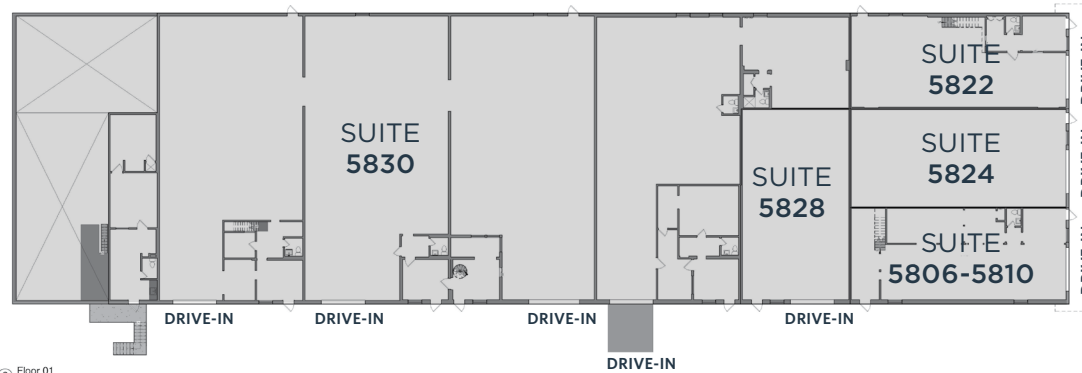
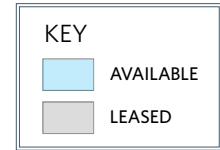
- Hard to find small bay industrial space
- Ample parking
- Close proximity to Capital Beltway
- LED lighting
- Oversized drive-in loading
- Heavy Industrial Zoning allows for a variety of uses. Auto-uses permitted.

FLOOR PLAN

5806 - 5830 Kirby Road



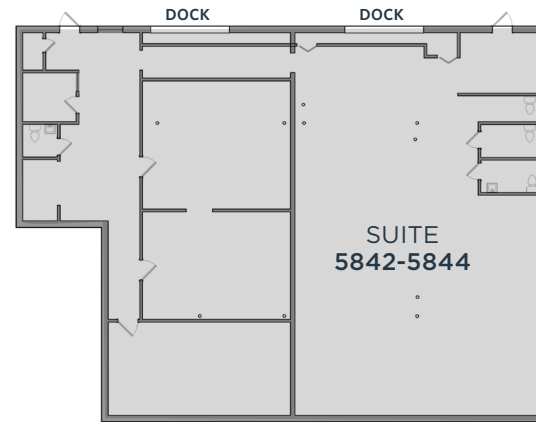
① Floor 01 Lower
1/16" = 1'-0"



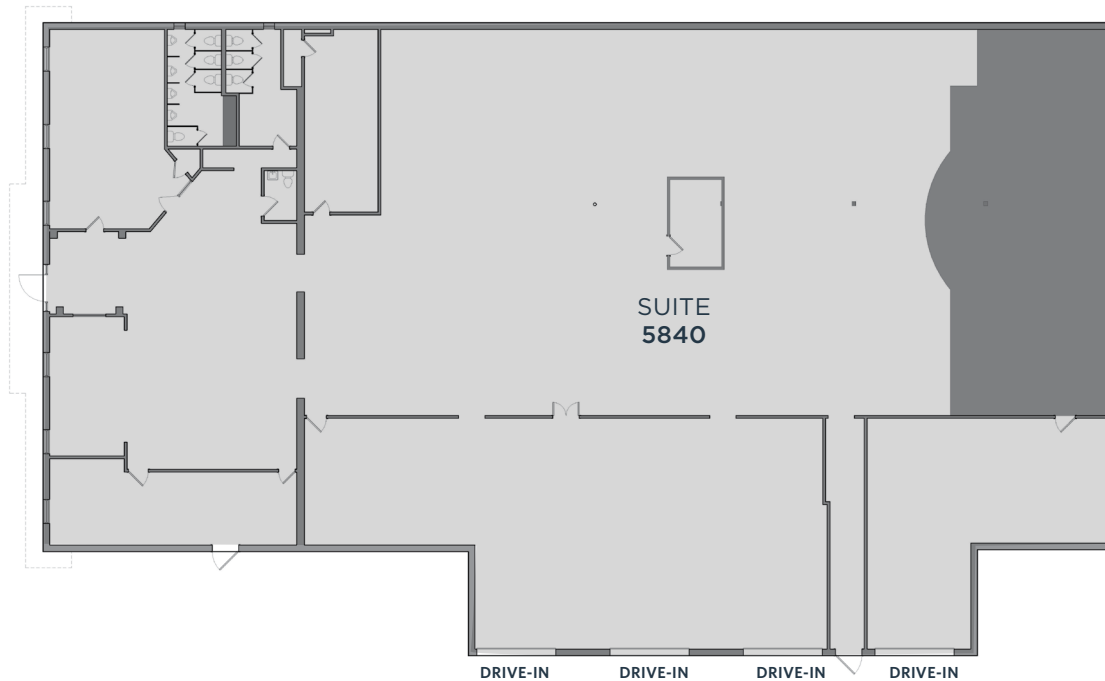
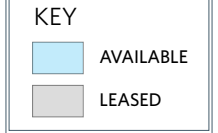
② Floor 01
1/16" = 1'-0"

FLOOR PLAN

5840 - 5844 Kirby Road



② Basement
1/8" = 1'-0"



① Floor 01
1/8" = 1'-0"

FLOOR PLAN

7609 - 7617 Commerce Lane



1 Floor 01
3/32" = 1'-0"

PHOTOS

5808 - 5812 Kirby Road



PHOTOS

5822 - 5838 Kirby Road



PHOTOS

5840 - 5844 Kirby Road



PHOTOS

Exterior Ongoing Improvements



5806 - 5830 KIRBY ROAD
5840 - 5844 KIRBY ROAD
7609 - 7617 COMMERCE LANE

Clinton, Maryland 20735
Prince George's County

5808 - 5812 KIRBY ROAD

NAI klnb

For More Information, Please Contact:

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5822 - 5838 KIRBY ROAD

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