7100 HOLLADAY TYLER ROAD

Glenn Dale, Maryland 20769 | Prince George's County

INDUSTRIAL WAREHOUSE

FOR SUBLEASE



FEATURES

- **Total Size:** 23,279 square feet
  - » +/- 14,000 square feet currently built out as office
  - » +/- 9,279 square feet of warehouse
- **Loading:** Three (3) dock doors; One (1) drive-in
- **Storage Yard:** Fenced and lit secure storage yard
- **Sublease Term:** Through 8/31/29
- **Asking Rent:** $13.25 per square foot

NEARBY

CHARLEY'S PHILLY STEAKS

PJ's COFFEE of new orleans

Maiwand Kabob Serving Authentic Kabobs since 1999

HALAL YUMMY FOODS

Ernie's ORIGINAL CRAB HOUSE

FONSONS CUISINE

NAI klnb

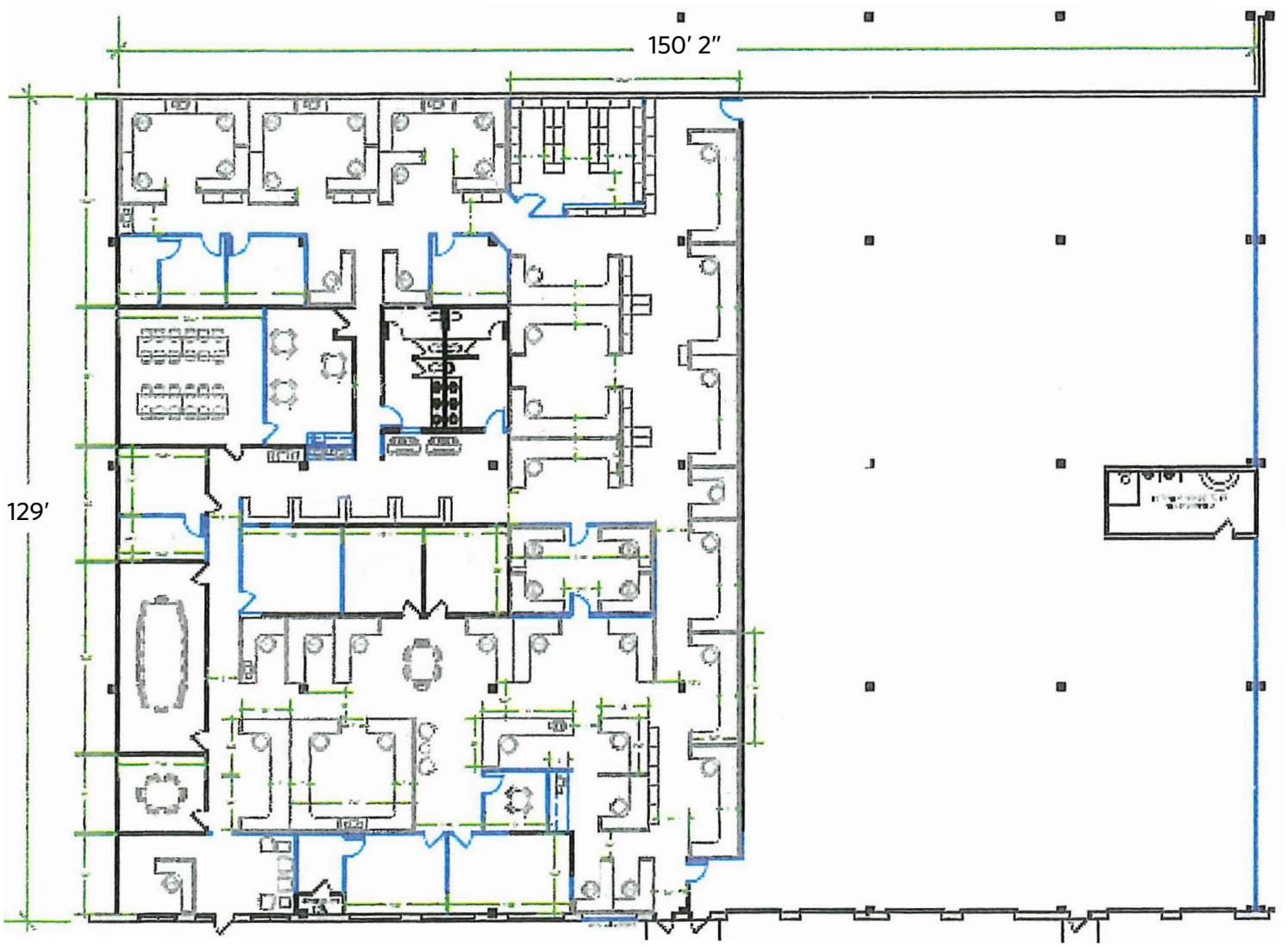
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FLOOR PLAN



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EXTERIOR PHOTOS



SECURE FENCED LOT



OFFICE ENTRANCE



DOCK DOORS

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INTERIOR PHOTOS



OFFICE



CLASSROOM



BREAK ROOM

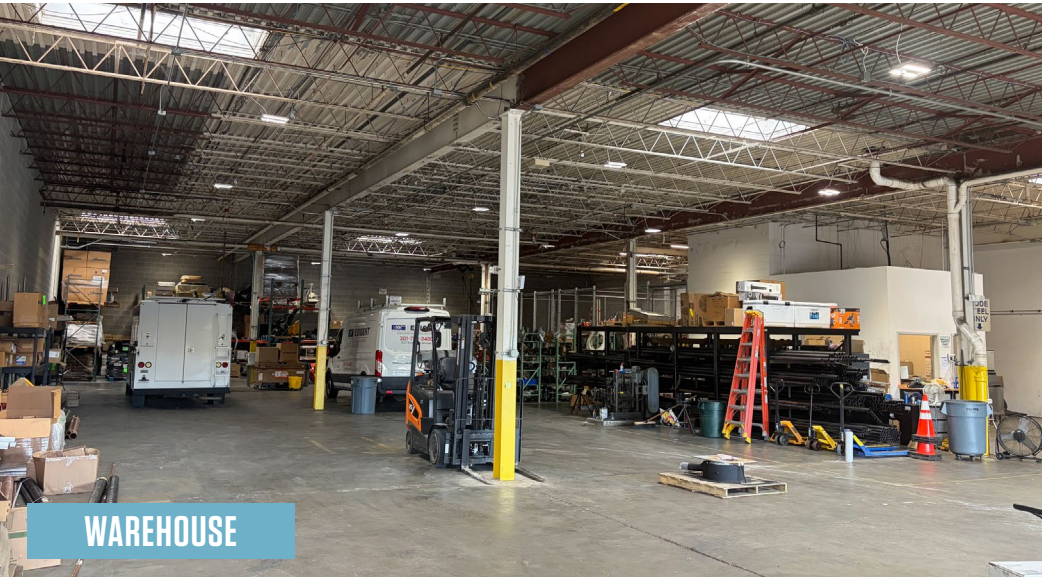
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WAREHOUJSE PHOTOS



WAREHOUSE



SECURE WAREHOUSE STORAGE



DRIVE-IN LOADING

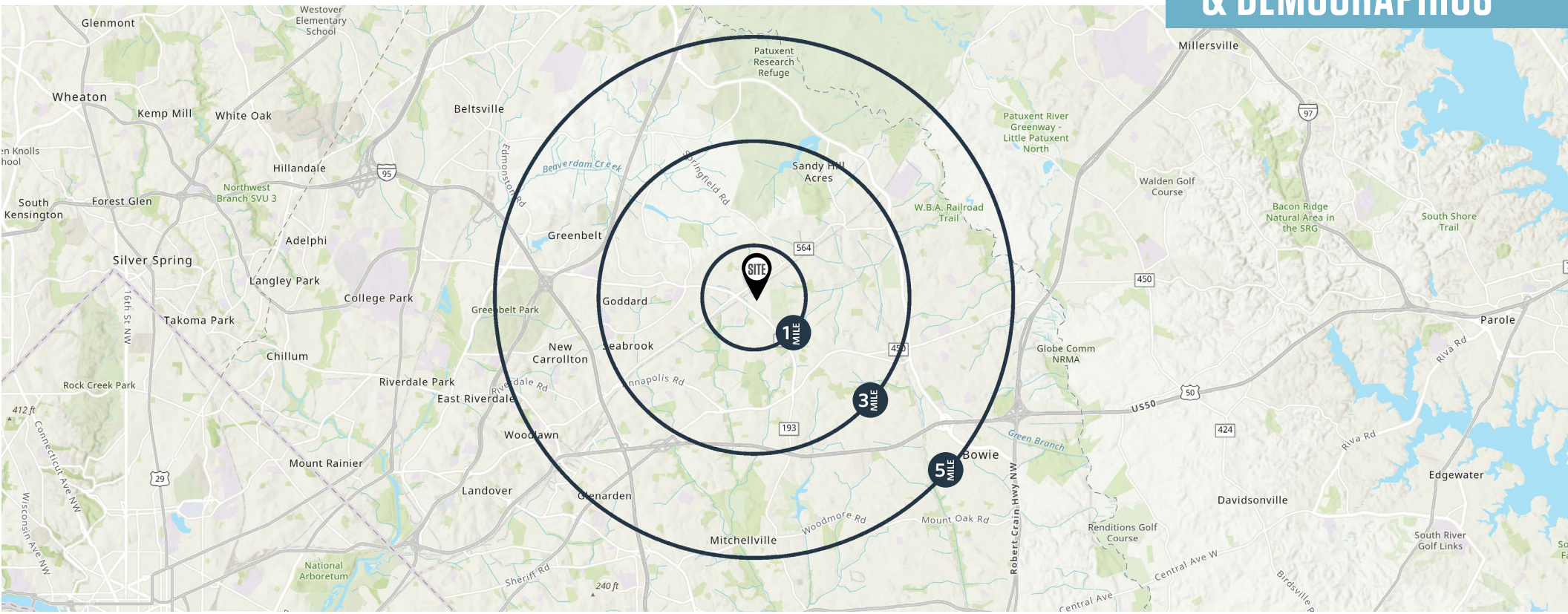
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LOCATION & DEMOGRAPHICS



TRAFFIC COUNTS | 2025

Glenn Dale Boulevard [Route 193]	31,554 ADT
Lanham Severn Road [Route 564]	12,360 ADT
Prospect Hill Road	6,974 ADT

	1-MILE	3-MILES	5-MILES		1-MILE	3-MILES	5-MILES
Population	7,680	63,7K	172K	Households	2,500	20.4K	57.7K
Daytime Population	6,942	77.2K	167K	Median Household Income	$145K	132K	$122K

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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