

For Lease
Up to 7,576 sf of Industrial Space



Andrews Air Park

7201 Old Alexandria Ferry Road
Clinton, Maryland 20735

Property Highlights

- Approximately 7,576 SF - Available January 1, 2020
- Two (2) 9'x9' Roll-up Doors
- Four (4) Offices
- Large Breakroom
- Five (5) Restrooms
- Fully Finished as a Gymnastics Studio
- Large area Approx 60' x 45' column free workout area
- Fully Conditioned with HVAC
- 18' Clear Ceiling Height
- Gas, Electric, and Water all separately metered
- The Property can be demised
- Zoned C-M (Commercial Miscellaneous)
- On-Site Parking
- LEASE RATE: \$17.00 PSF I.G. - Tenant pays utilities and janitorial

Location Overview

Adjacent to Andrews Air Force Base
Conveniently located near I - 95/495 and Branch Avenue (Route 5)



Jeffrey D.K. Ludwig

O: 301 918 2924
kludwig@naimichael.com

Steve Catalano

O: 240 828 8288
scatalano@naimichael.com



10100 Business Pkwy
Lanham, MD 20706
301 459 4400 tel
www.naimichael.com

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