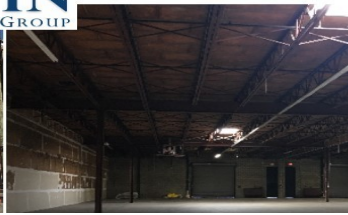
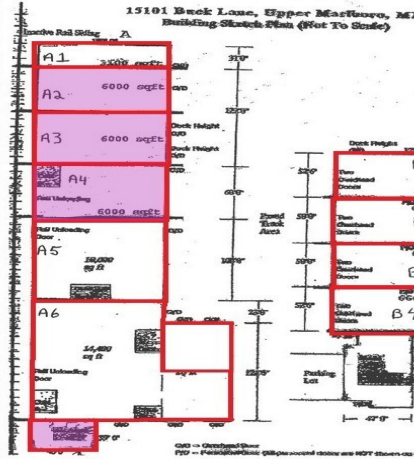


INDUSTRIAL FOR LEASE

2 INDUSTRIAL SPACES AVAILABLE

15101 Buck Lane, Upper Marlboro, MD 20772



OFFERING SUMMARY

AVAILABLE SF:	1,755 - 6,000 SF
LEASE RATE:	\$8.50 SF/month (NNN)
LOT SIZE:	27.24 Acres
YEAR BUILT:	1983
BUILDING SIZE:	77,751 SF
ZONING:	I-1, County

PROPERTY OVERVIEW

2 Industrial spaces available for LEASE.

PROPERTY HIGHLIGHTS

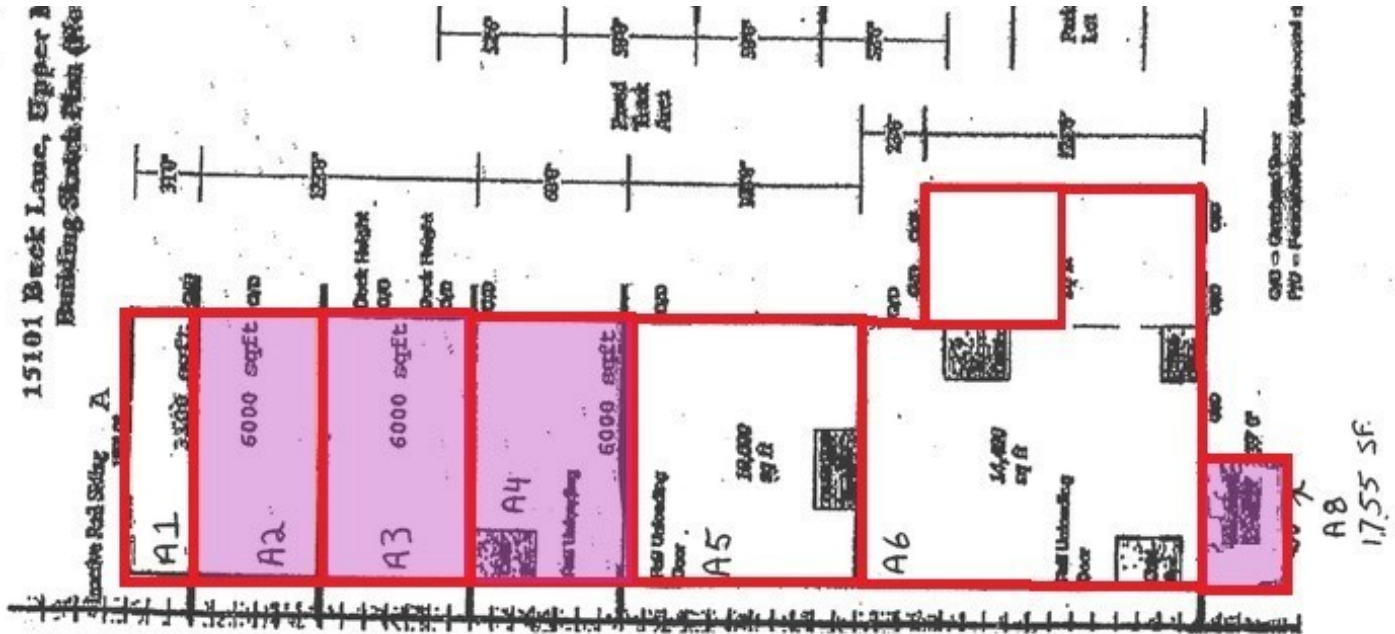
- Ample parking spaces and expansion parking available
- 20'x50' column spacing
- Unit A2 has both a loading dock and drive-in
- Unit A4 has a loading dock
- 18' Ceiling Height and wet sprinkler system
- 10 Min to DC border; located within Largo Rd, Main St/Marlboro Pike and Crain Hwy intersections in Greater Upper Marlboro
- Estimated NNN \$1.85/sf

KW COMMERCIAL
6250 Old Dobbin Lane,
Suite 140
Columbia, MD 21045

HELEN DELLHEIM, ESQ.
Managing Director, Win Commercial Group
O: 410.312.0000
C: 410.258.4136
helen@wincommercial.com
MD #579141
Keller Williams Realty Centre 410-312-0000

INDUSTRIAL FOR LEASE

15101 Buck Lane, Upper Marlboro, MD 20772



LEASE RATE: \$8.00 SF/YR **TOTAL SPACE:** 1,755 - 6,000 SF
LEASE TYPE: Full Service; NNN **LEASE TERM:** NEGOTIABLE

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
A8	Office Building	\$2,060/mth	Full Service	1,755 SF	Negotiable	LEASED
A2	Warehouse/Distribution	\$8.00 SF/yr	NNN	6,000 SF	Negotiable	AVAILABLE
A3	Warehouse/Distribution	\$8.00 SF/yr	NNN	6,000 SF	Negotiable	LEASED
A4	Warehouse/Distribution	\$8.00 SF/yr	NNN	6,000 SF	Negotiable	AVAILABLE
A7	Warehouse/Distribution	\$8.50 SF/yr	NNN	3,000 SF	Negotiable	LEASED
B2	Warehouse/Distribution	\$8.00 SF/yr	NNN	6,667 SF	Negotiable	LEASED
B1	Warehouse/Distribution	\$8.00 SF/yr	NNN	6,350 SF	Negotiable	LEASED

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