

90,000 Sq. Ft. Warehouse/Office/Yard



Hobbs Associates, Inc.
Commercial/Industrial Real Estate

301-937-2188

Sale/Lease: 30 Acres +/- Zoned I-1

**With improvements known as 15101 Buck Lane
Upper Marlboro, MD 20772**



90,000 sq. ft. – under roof, consisting of :

10,276 sf office:

1,755 sf ground floor warehouse office

4,250 sf executive office

4,250 sf 2nd floor office

52,000 sf warehouse with 18' ceiling Height

26,035 sf warehouse with 16' ceiling Height

1,800 sf freestanding metal building/garage

Loading: 18 drive ins and 3 docks
Parking: Ample for cars, large truck court and swing room
Outside Storage: Up to 2 acres (+/-) set up for outside storage
Power: Heavy 3 phase; approximately. 4,000 amps total
Access: Convenient to MD Routes 301, 202, 214, and 4.
Rail: CSX could reactivate the rail siding.
Zoning & Uses: Zoned I-1 (10 acres (+/-) net of flood plain). Fleet maintenance facility, distribution and light manufacturing.
Available: Immediately
Price: Sale - \$8,500,000.00 Lease - \$8.00 NNN

For Additional Information call

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