

Warehouse & Office Space

For More Information Call:

Dan Sheehan

301-937-2188



Hobbs Associates, Inc.
Commercial/Industrial Real Estate

For Lease

**301 Prince George's Blvd., Suites A & B
Upper Marlboro, MD**

LEASE SPACE AVAILABLE:



32,852 Square Feet- Contiguous in 2 Suites

- * Suite A - 17,012 sq. ft. shell warehouse equipped with
 - * 1 Dock and leveler
 - * 1 Drive-in
- * Suite B -15,840 sq. ft. equipped with
 - * 13,950 sq. ft. warehouse
 - * 1,890 sq. ft. office
 - * 2 Docks with levelers

CLEAR HEIGHT:

24'

WALLS:

Precast Tilt-up

COLUMN SPACING:

36' x 31'5"

LIGHTING:

High Pressure Sodium and Skylights

ELECTRICAL SERVICE:

200 Amp, 208 Volt, 3 Phase, 4 Wire

SPRINKLER SYSTEM:

Wet

HEAT:

Gas

FLOOR:

5" Reinforced Concrete 4000psi

PARKING:

To Code

RENTAL RATE:

\$6.75 NNN

EXPENSES:

\$1.57 per square foot per year

FOR INFORMATION CONTACT:

DANIEL J. SHEEHAN

Cell: 301-437-5616

The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, sale or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

301 Prince George's Blvd. Suites A & B

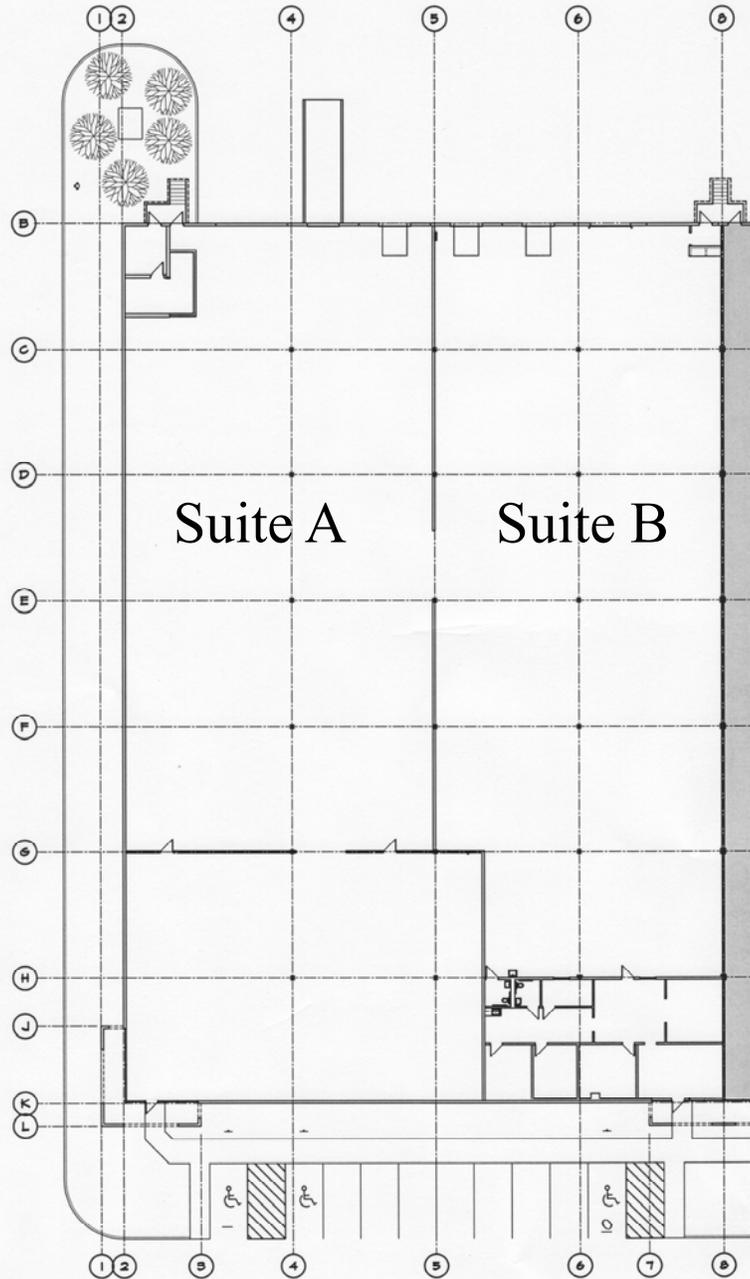
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