



Class A Industrial | For Lease

77,285± SF Available

8420 Westphalia Rd, Upper Marlboro, MD 20774



Availability | Suite 200

Available Space 77,285± SF

Office 5,540 SF

Zoning I-E (Industrial Employment)

Type Class A Industrial

Parking 1.1/1,000

Loading 13 docks
1 drive-in
60' concrete apron

Ceiling Height 28' clear

Sprinklers ESFR system

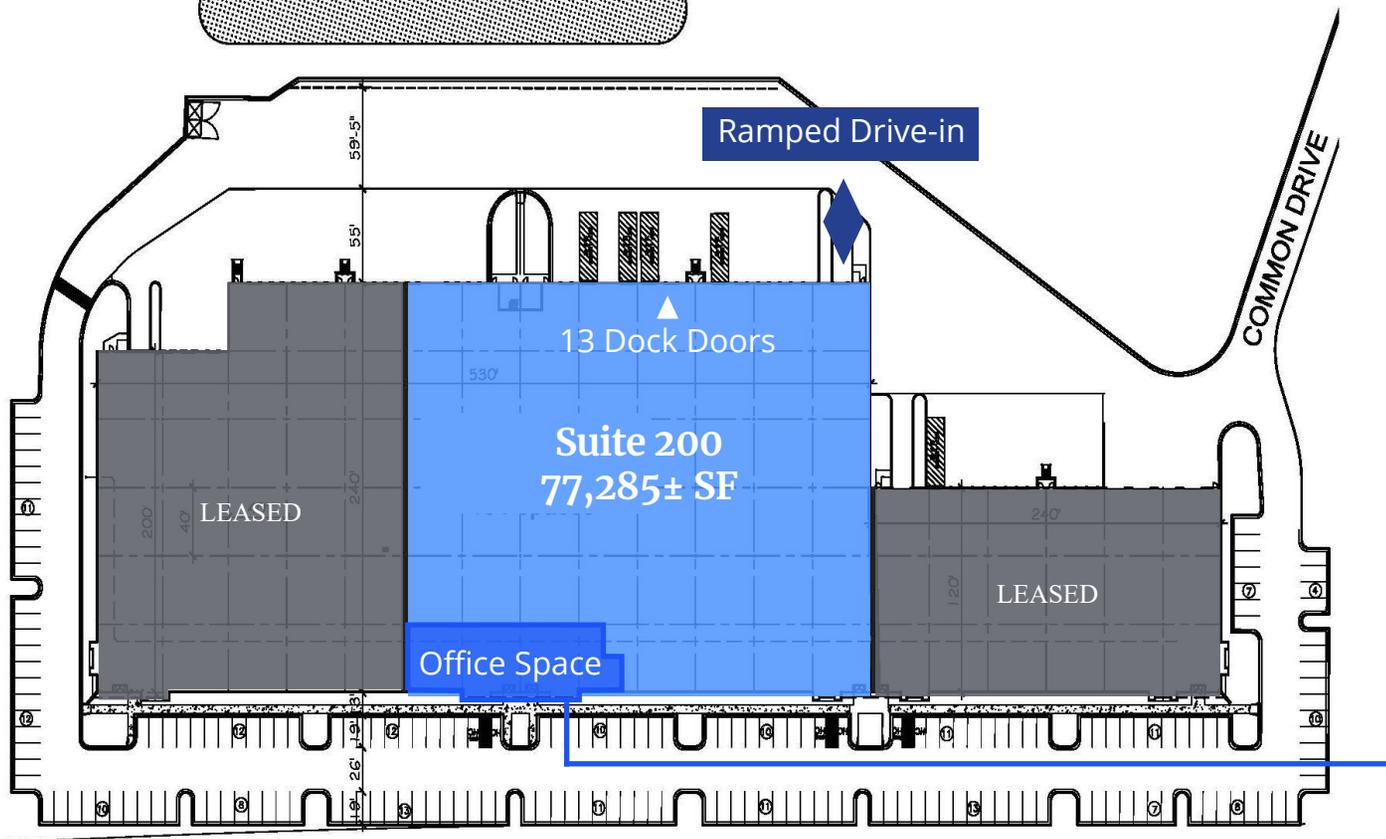
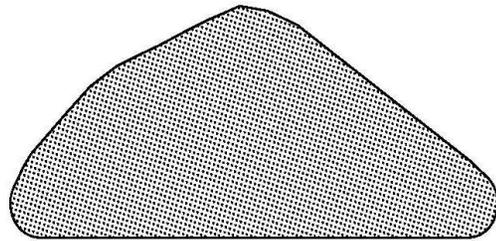
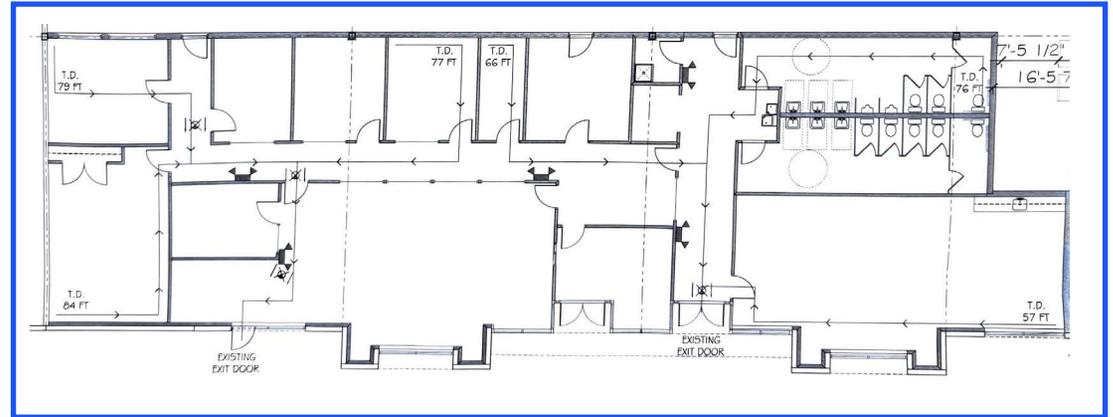
Construction Tilt wall

Lighting New LED lighting



Floor Plan | Suite 200

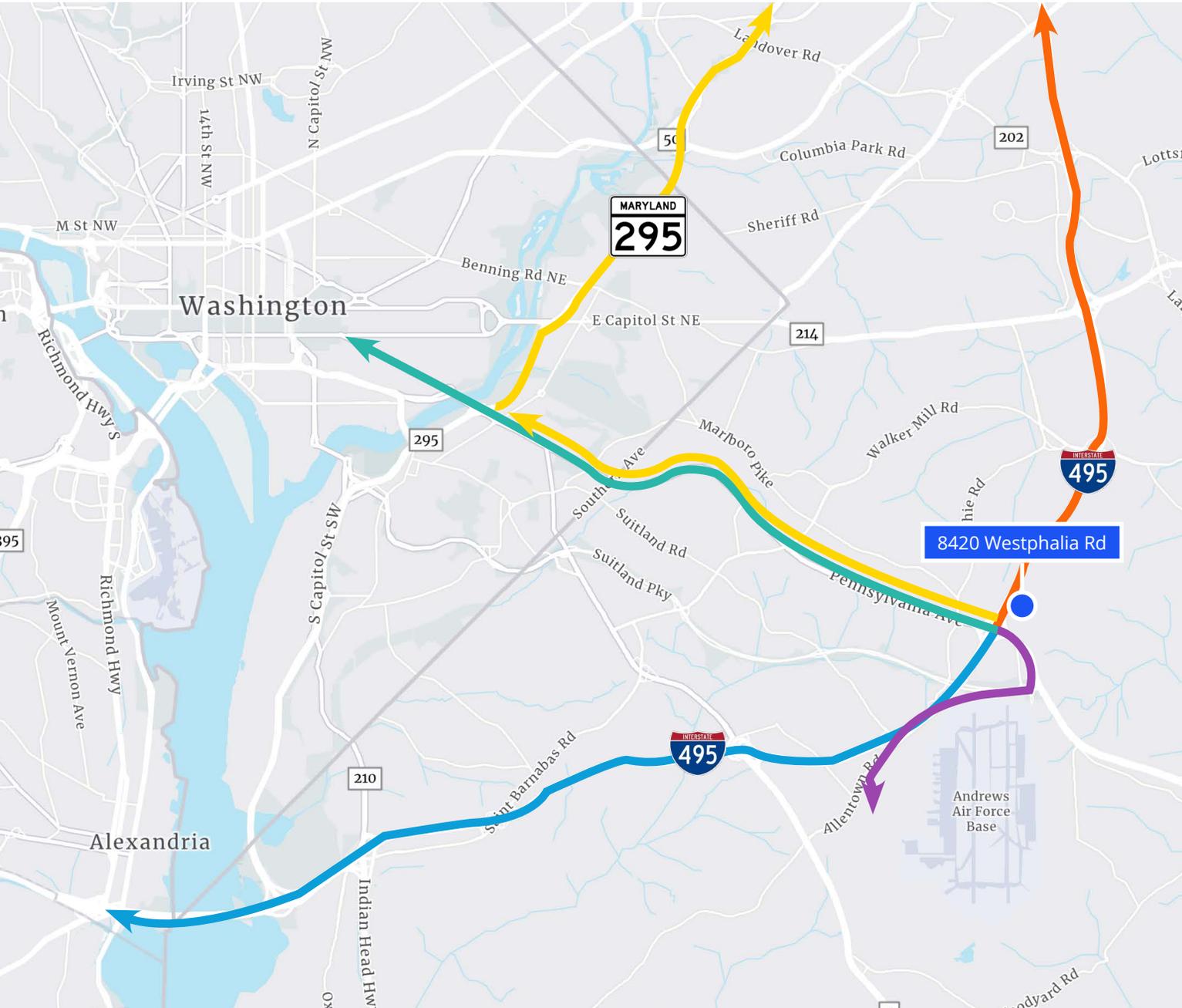
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CAPITAL BELTWAY I-495

8420 Westphalia Rd. | Upper Marlboro, MD

Optimal Location



Approximate Access

- 1 mile to 
- 5 miles to Joint Base Andrews Gate
- 7 miles to 
- 10 miles to the US Capitol
- 11 miles to Northern VA
- 35 miles to Baltimore

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Upper Marlboro, MD 20774

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