

For Lease

8420 Westphalia Road
Upper Marlboro, MD

Colliers

Accelerating success.



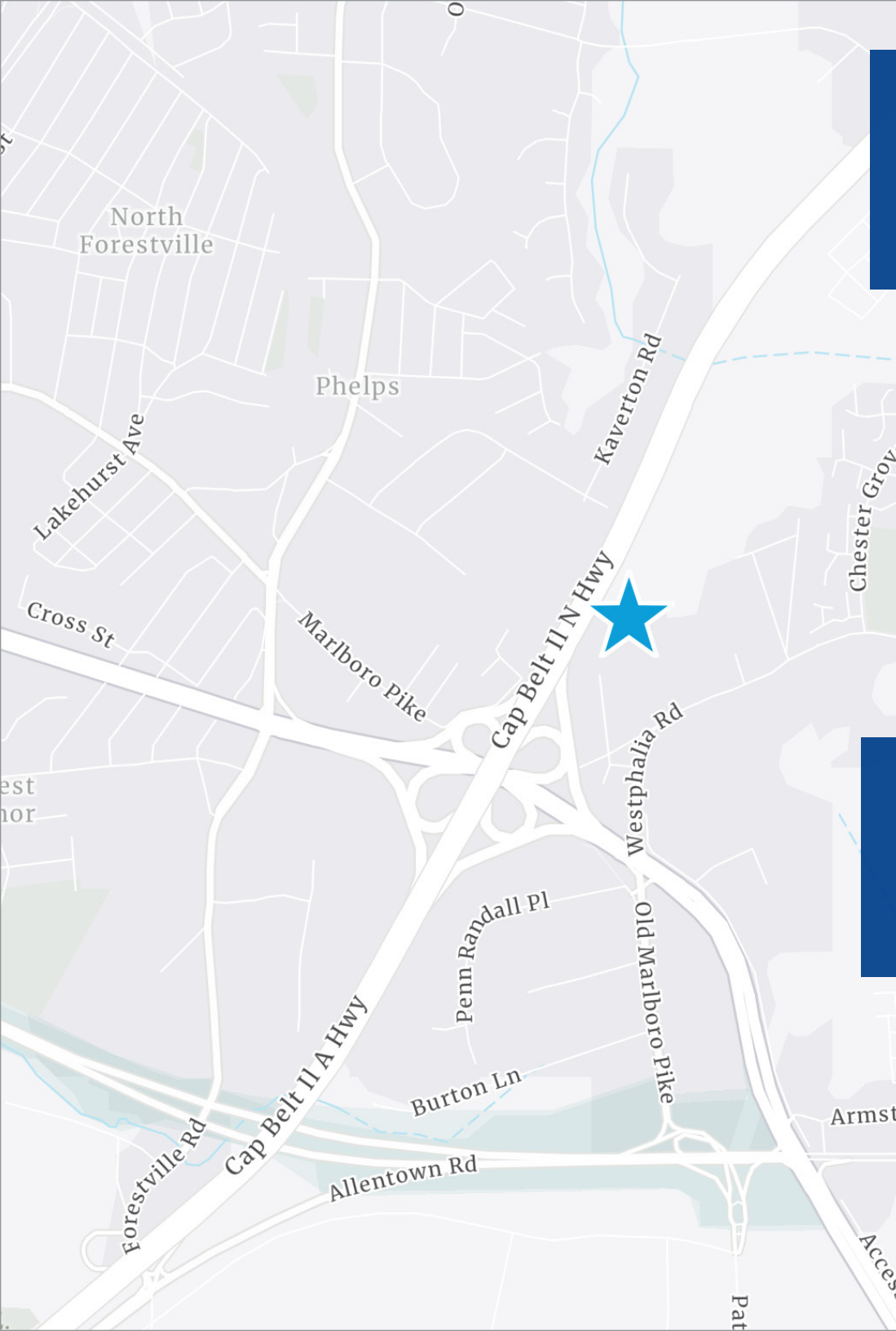
Jason Sullivan

Vice President
+1 410 319 2409
jason.sullivan@colliers.com

Brian Watts

Senior Vice President
+1 410 319 2408
brian.watts@colliers.com

Colliers International
6700 Alexander Bell Drive
Suite 200
Columbia, MD 21046
P: +1 410 319 2411



Property Highlights

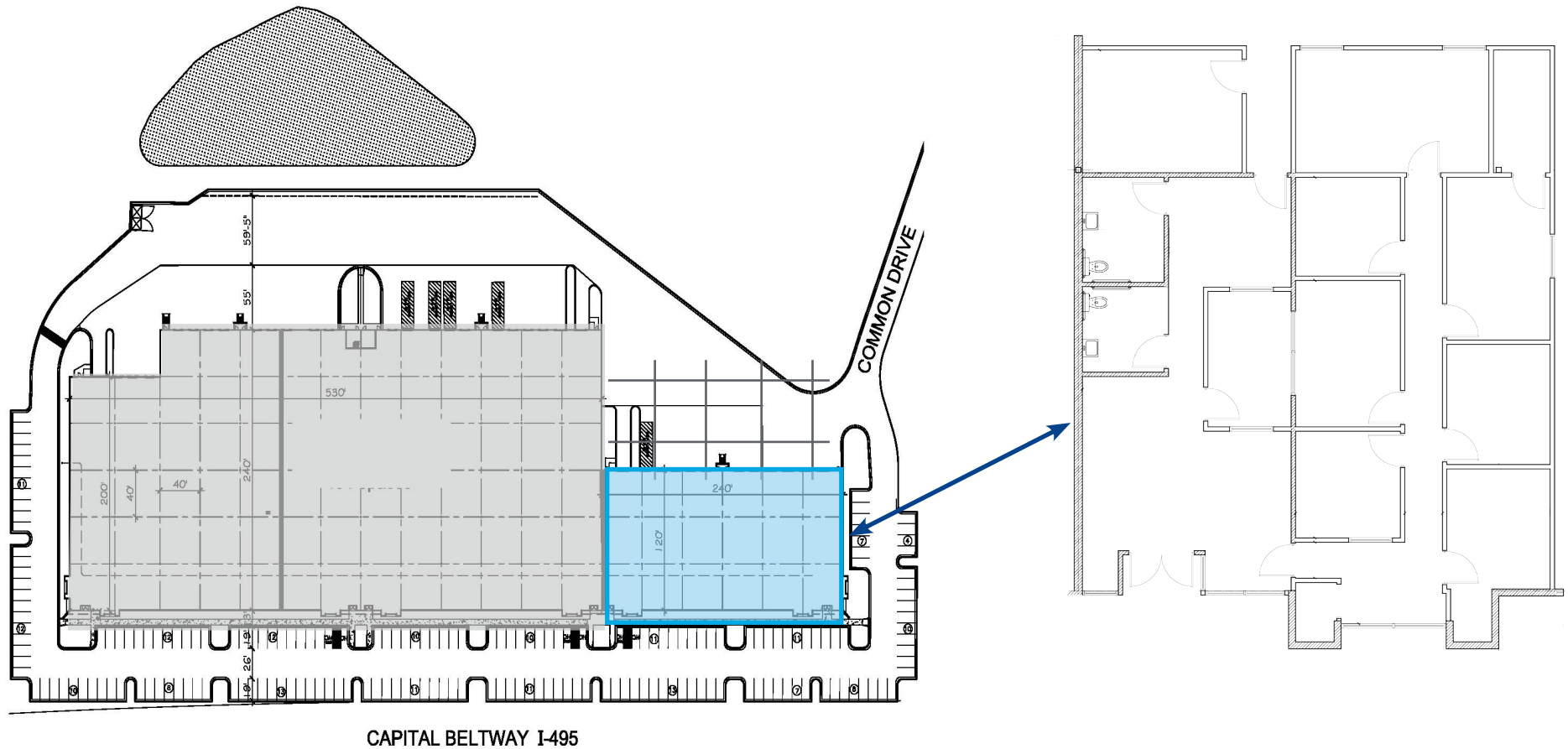
Ceiling Height:	28' clear
Column Spacing:	40' W x 40' D
Parking:	190 total spaces (1.20/1,000 Square Feet)
Sprinkler Systems:	ESFR
Electrical:	277/480 volt, 3 phase, 4 wire
Zoning:	I-1
Loading:	30 dock doors, 4 at grade drive ins and 2 - oversized (12 x 14) doors with a concrete ramp
Year Built:	2009

Space Highlights

Available Space:	29,283 SF
Drive Ins:	5 including 1 oversized (12x14) door with a concrete ramp
Docks:	7
Office:	+/- 2,300 SF
Lighting:	LED lights on motion sensors
Truck Court:	72' - 172' with 60' concrete apron

Floor Plan

29,283 SF with +/- 2,300 SF
of office space



Jason Sullivan
Vice President
+1 410 319 2409
jason.sullivan@colliers.com

Brian Watts
Senior Vice President
+1 410 319 2408
brian.watts@colliers.com

Colliers International
6700 Alexander Bell Drive
Suite 200
Columbia, MD 21046
P: +1 410 319 2411