

# FOR LEASE

Prince George's County, MD

## 4010 VOLTA AVENUE

BRENTWOOD, MARYLAND 20722

### AVAILABLE

19,300 sf

### LOT SIZE

1.09 Acres

### ZONING

ULI (Urban Light Industrial)

### RENTAL RATE

\$9.00 PSF

### HIGHLIGHTS

- ▶ 10'-22' clear
- ▶ Two interior loading docks, one drive-in, and potential to open an outside dock
- ▶ Ample parking
- ▶ Wet sprinkler
- ▶ Heavy electric
- ▶ Minutes to the D.C. line, I-495, I-695, and other major highways
- ▶ Hard to find space to serve the exploding D.C. residential, commercial, retail, and restaurant base. Secured lot for overnight truck fleet storage



Garry Bains | Real Estate Advisor

301.448.6190

gbains@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-974-9336 • 2328 W Joppa Road | Lutherville, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

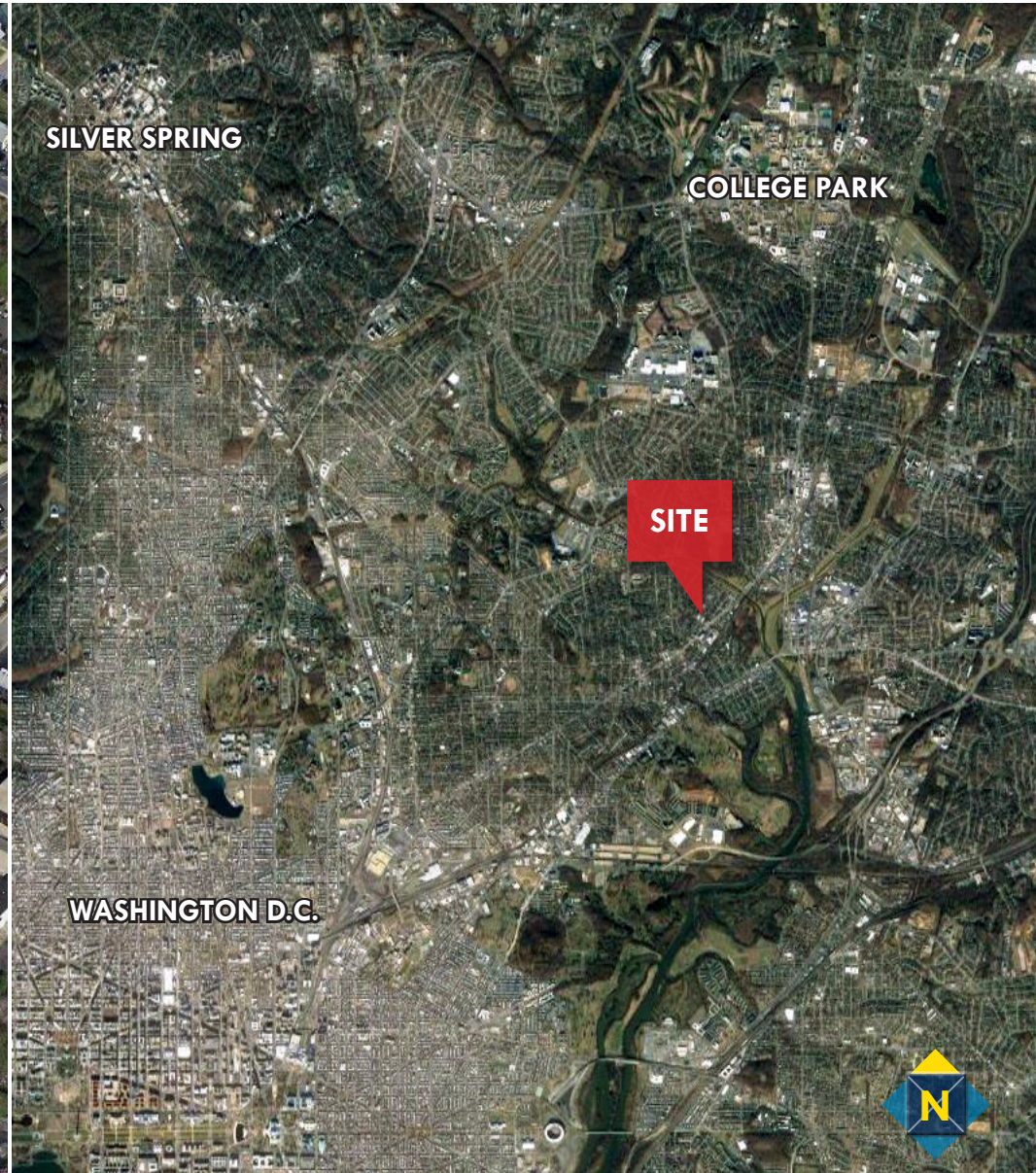
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# FOR LEASE

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# BIRDSEYE / TRADE AREA

4010 VOLTA AVENUE | BRENTWOOD, MARYLAND 20722



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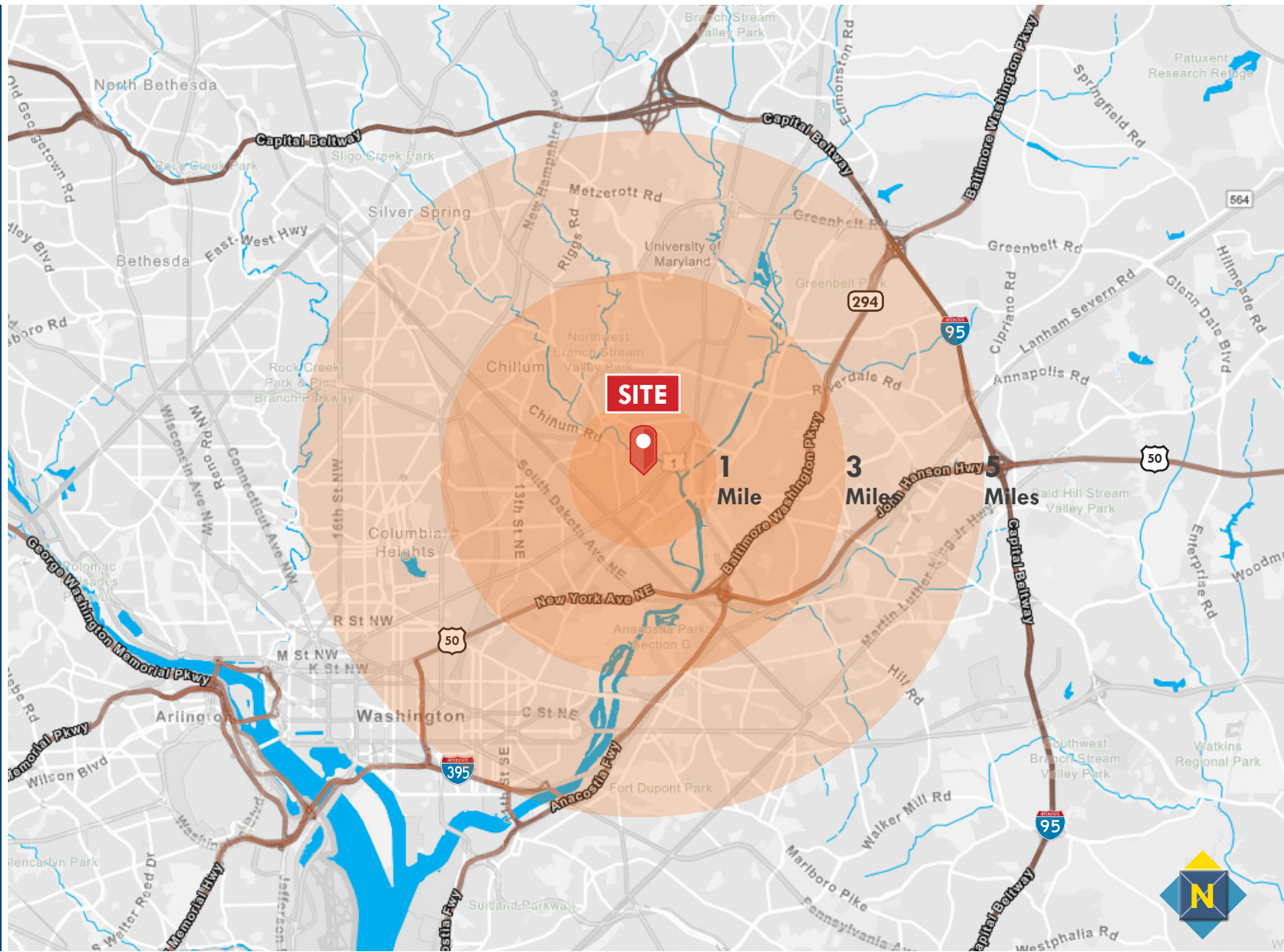
Prince George's County, MD

# LOCATION / DEMOGRAPHICS

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	19,946	194,614	704,604
Male Population	9,856	94,993	347,181
Female Population	10,089	99,620	357,423
Number of Households	7,243	66,388	267,777
Average Household Size	2.74	2.76	2.51
Median Age	35.0	33.3	34.0
Average Household Income	\$69,493	\$70,140	\$86,430
Daytime Employees	5,925	75,518	411,413
Education (College+)	31.7%	33.9%	44.4%



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