



# 4010 VOLTA AVENUE

BRENTWOOD, MARYLAND 20722

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Two interior loading docks and one drive-in
- Wet sprinkler
- Heavy electric
- Minutes to the DC line, I-495, and other major highways
- Hard to find space to serve the DC residential, commercial, retail, and restaurant base
- Secured lot for overnight truck fleet storage

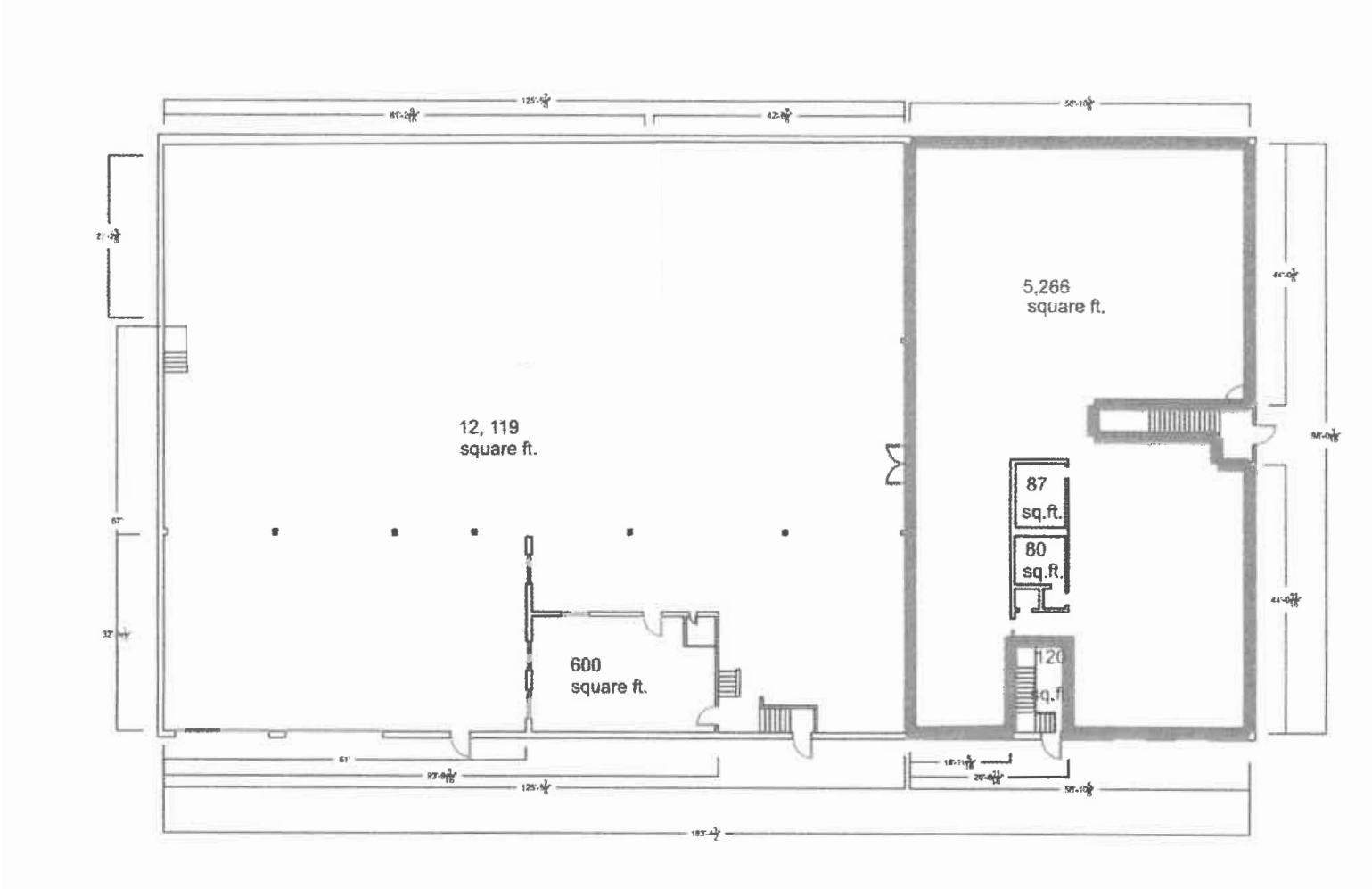
WAREHOUSE:	12,675 SF ± 19' CLEAR HEIGHT
1ST FLOOR PRODUCTION AREA:	5,432 SF ± 9' CLEAR HEIGHT
2ND FLOOR MEZZANINE AREA:	5,432 SF ± 9' CLEAR HEIGHT
TOTAL AVAILABLE SPACE:	23,539 SF ±
LOT SIZE:	0.7 ACRES ±
CLEAR HEIGHT:	9'-19'
PARKING:	65 SPACES (TRUCK STORAGE)
ZONING:	NAC (NEIGHBORHOOD ACTIVITY CENTER)
RENTAL RATE:	\$13.50/SF, NNN



GOOGLE STREET VIEW



# FLOOR PLAN



# AERIAL



4010  
VOLTA AVE.

FENCED VEHICLE  
STORAGE AREA

# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



20,092

213,135

752,967

## DAYTIME POPULATION



16,390

189,689

785,571

## AVERAGE HOUSEHOLD INCOME



\$102,867

\$116,889

\$143,728

## NUMBER OF HOUSEHOLDS



7,768

75,288

303,598

## MEDIAN AGE

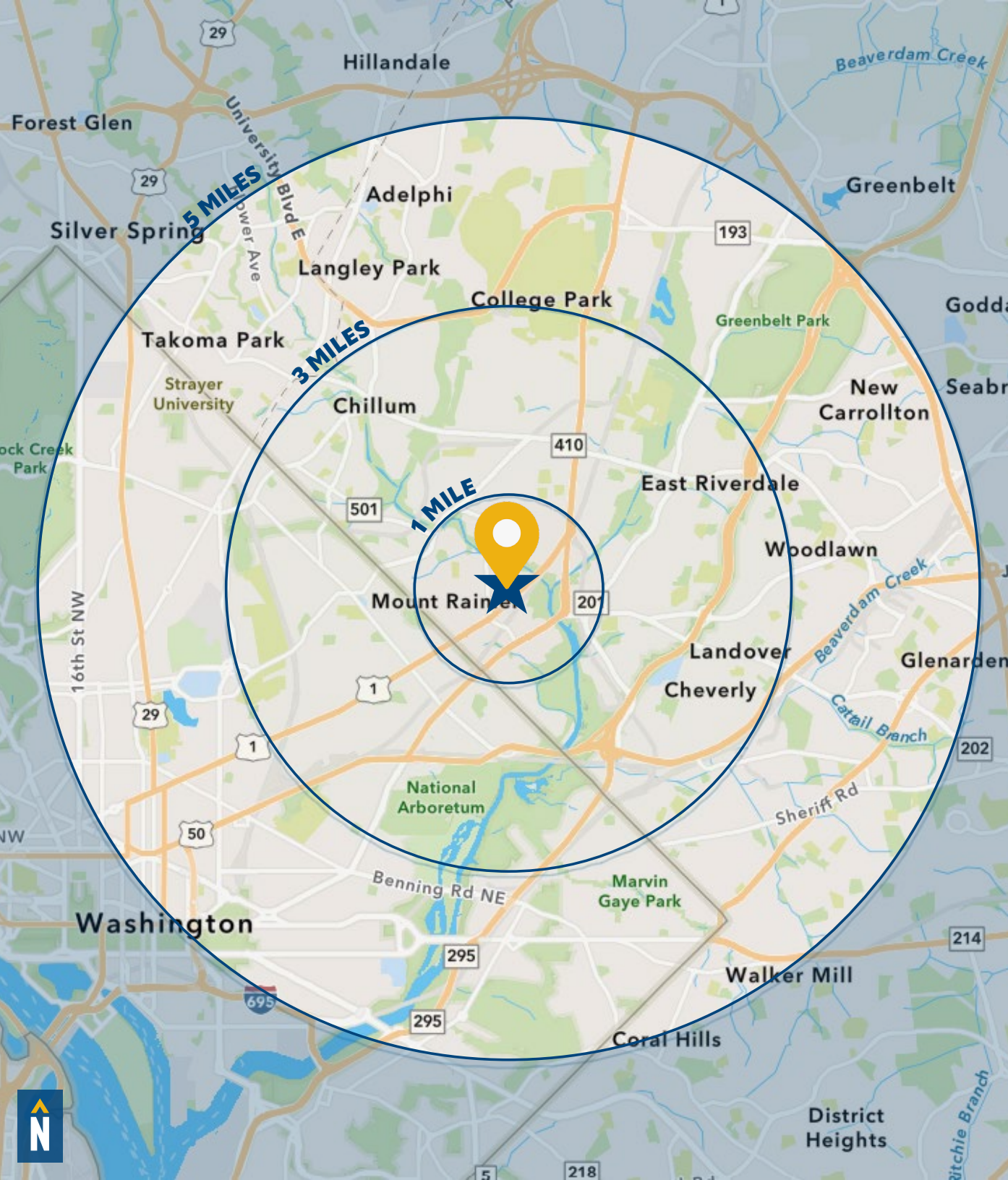


37.0

34.5

34.5

[FULL DEMOS REPORT](#)



# FOR MORE INFO **CONTACT:**



**DAVID MCCLATCHY**

SENIOR VICE PRESIDENT & PRINCIPAL

410.953.0366

DMCCLATCHY@mackenziecommercial.com



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336

410 Severn Avenue

Annapolis, MD 21403

OFFICES IN: **ANNAPOLIS, MD** BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)



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