



7701-7703 PENN BELT DRIVE

FORESTVILLE, MARYLAND 20747

FOR
SUBLEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,660 - 10,980 SF available for sublease
- Includes 965 square feet of office
- Term through 4/30/2029
- Close to I-495 and Route 301
- Joint Base Andrews, Alexandria, VA and Washington, D.C. in close proximity



| | |
|----------------|--|
| AVAILABLE: | 3,660 - 10,980 SF ± |
| BUILDING SIZE: | 32,000 SF ± |
| LOT SIZE: | 2.9 AC ± |
| LOADING: | TWO (2) OVERSIZED DRIVE-IN DOORS (12'X15') |
| CLEAR HEIGHT: | 19' |
| ZONING: | I-1 |
| RENTAL RATE: | \$13.00 PSF, NNN |



AERIAL



PENN BELT DR

12,380 AADT

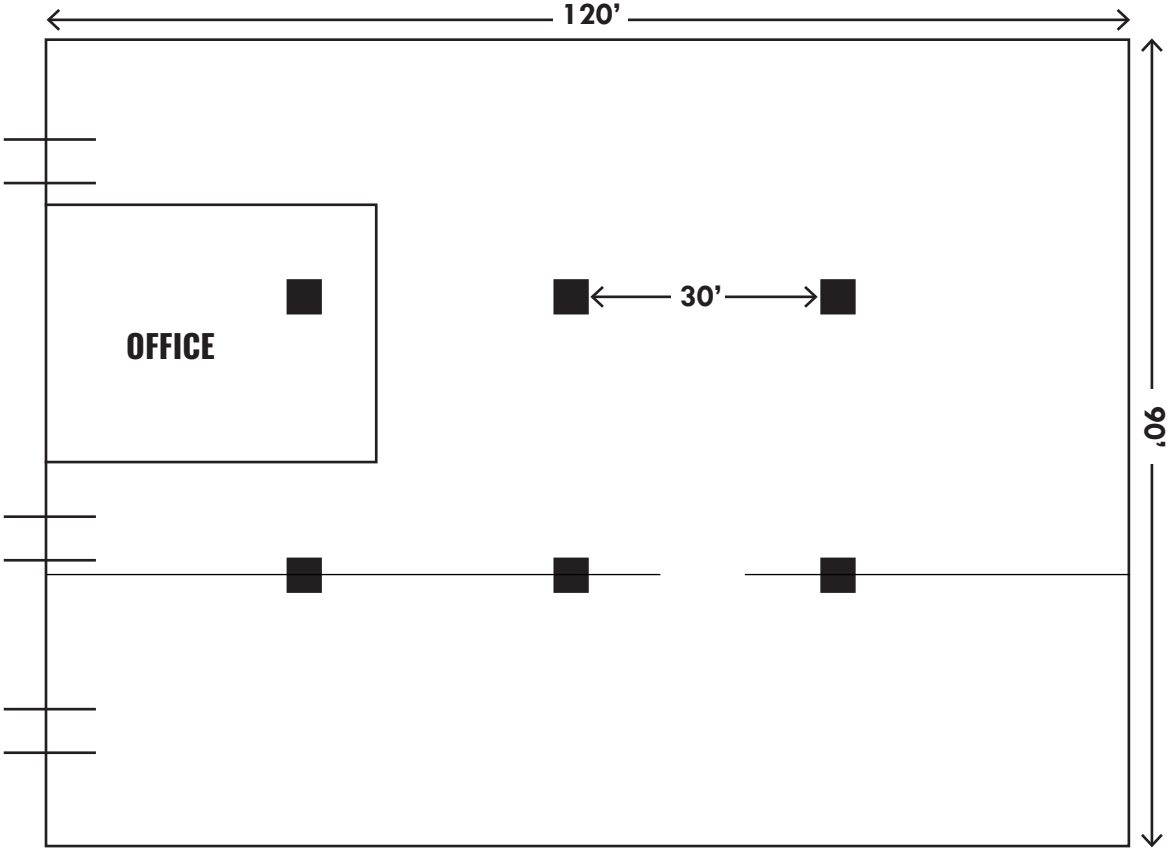
FORESTVILLE RD

 DRIVE-IN



FLOOR PLAN

Drawing approximate; plan not to scale



TRADE AREA

DRIVING DISTANCE TO:

301 9.2 MILES
13 MIN. DRIVE

95 20.9 MILES
21 MIN. DRIVE

495 1 MILES
2 MIN. DRIVE

REAGAN NATIONAL
14.5 MILES
22 MIN. DRIVE

AMERICA'S AIRFIELD
4.2 MILES
11 MIN. DRIVE

BALTIMORE, MD 39.2 MILES
54 MIN.

WASHINGTON, DC 13.8 MILES
27 MIN.

PHILADELPHIA, PA 141 MILES
2 HRS. 33 MIN.

RICHMOND, VA 115 MILES
1 HRS. 52 MIN.



FOR MORE INFO **CONTACT:**



ADAM NACHLAS

SENIOR VICE PRESIDENT

443.798.9343

ANACHLAS@mackenziecommercial.com



OLIVER FRYER

VICE PRESIDENT

443.597.5711

OFRYER@mackenziecommercial.com



BRYAN HERR

VICE PRESIDENT

443.875.7505

BHERR@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-872-0400

10175 Little Patuxent Parkway, Suite 902
Columbia, MD 21044

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

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.