

12,326± SF For Lease
Ardmore Industrial Center

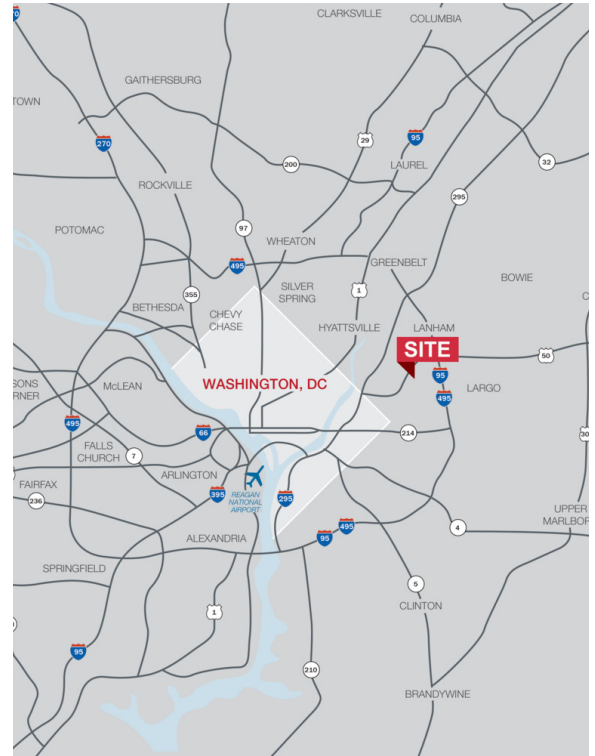


3321 75th Avenue

Landover, Maryland 20785

Property Highlights

- **SUITE D/E: 6,559± SF** (3,054 SF office / 3,505 SF warehouse)
- Two 12'x14' drive-ins
- Available Dec. 1, 2026
- **SUITE F: 5,767± SF** (743± SF office / 5,024± SF warehouse)
- Two 8'x9' drive-ins
- Opportunity to combine suites for contiguous 12,326 SF
- 20' clear ceiling height
- Visibility from 75th Avenue
- Immediate proximity to Route 50 and the Capital Beltway (I-495/I-95)
- Close to Landover Metro station (Blue/Orange/Silver Line)



Peter Burleigh

O: 301 918 2913
pburleigh@naimichael.com

Brady Thompson

O: 301 918 2912
bthompson@naimichael.com

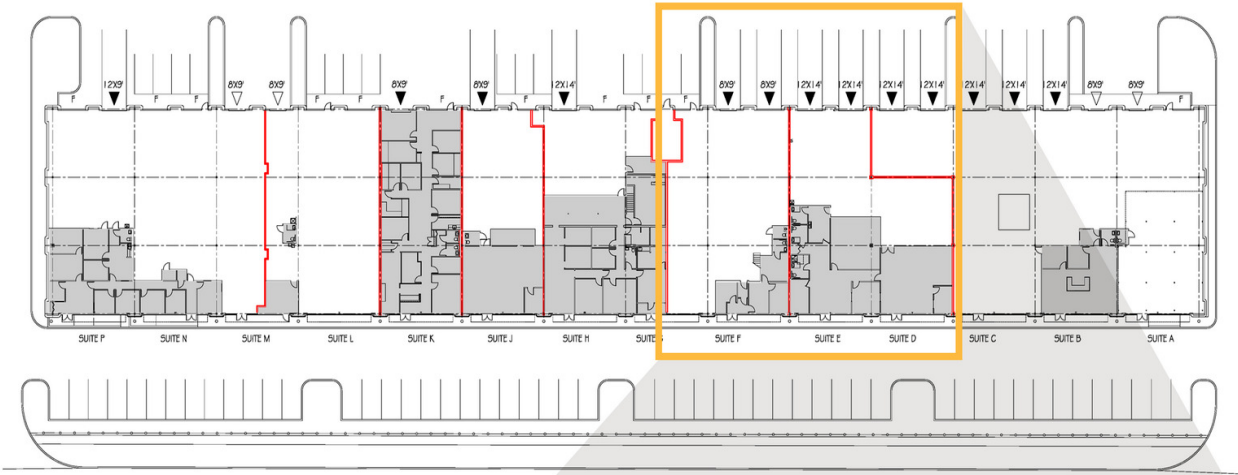


OWNED BY:



10100 Business Pkwy
Lanham, MD 20706
301 459 4400 tel
www.naimichael.com

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- ▶ DRIVE-IN DOOR
- ▷ DOCK DOOR
- F FUTURE DOCK DOOR

