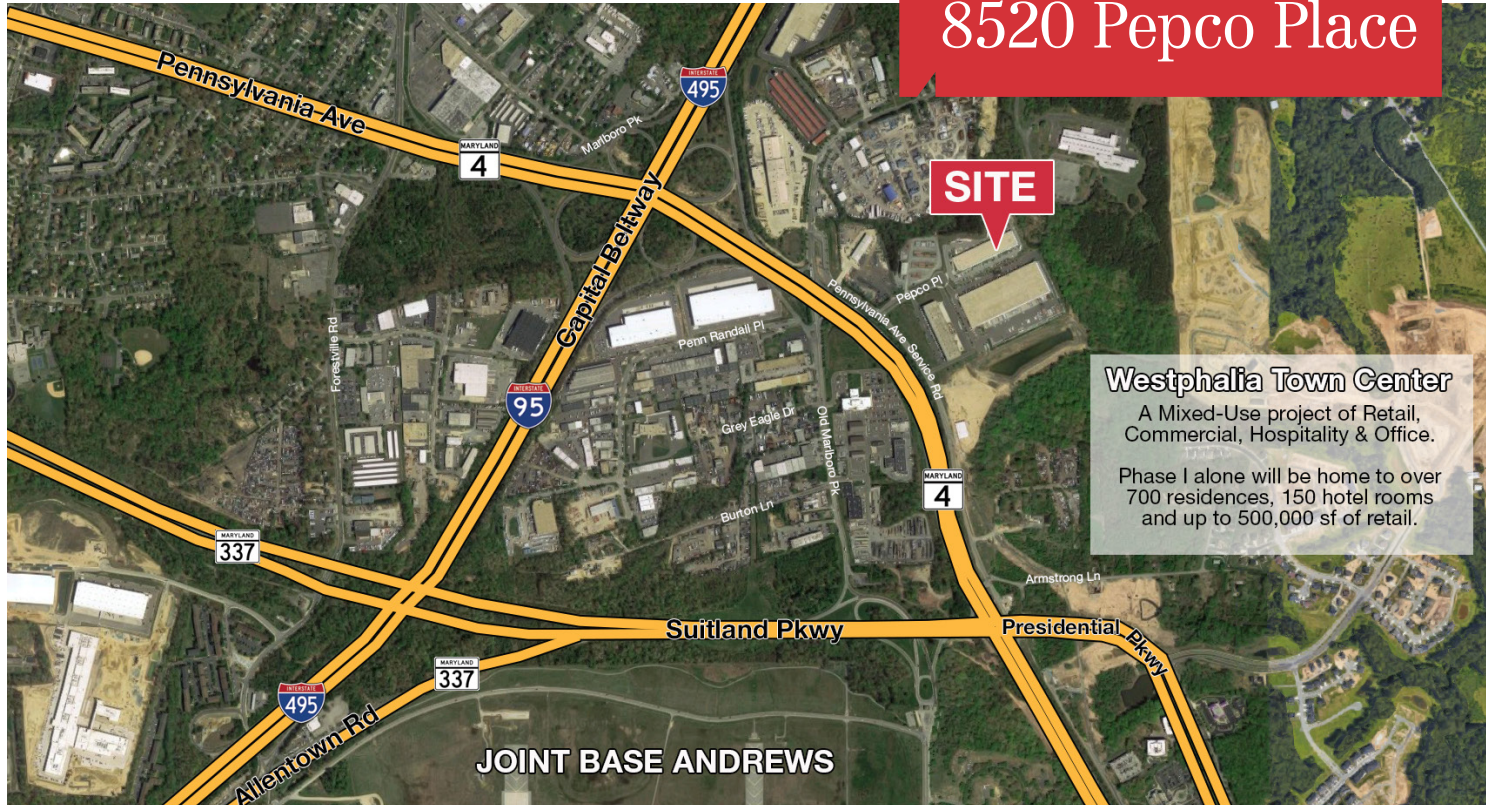


For Lease
8520 Pepco Place



Naimichael

For Lease
Office/Warehouse



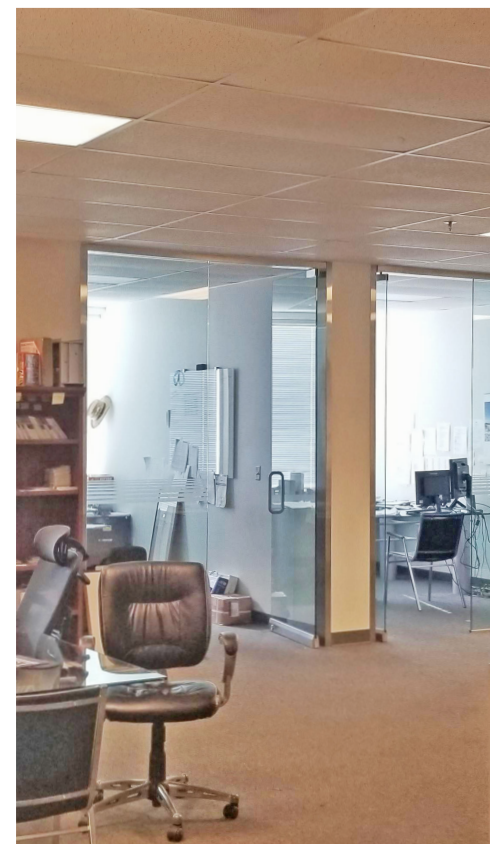
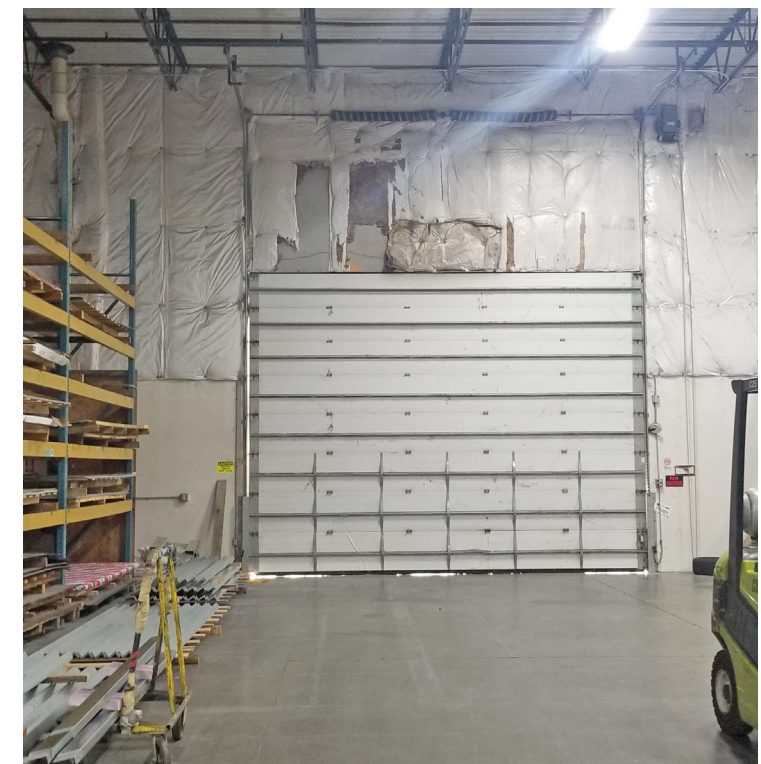
8520 Pepco Place, Upper Marlboro, MD 20772

Property Features

- Approx. 75,000 sf (includes 13,000 sf 2-story office)
- 1-1/2 story concrete, block and steel headquarters facility
- Property situated on 7.95 acres of land
- Zoned I-1 (light industrial)
- Leased premises will include storage yard area
- The building was constructed during 2013-2014
- (7) loading doors (drive-ins and docks) - potential for more
- 23'-25' high ceilings
- Approximately 1,000 sf of warehouse-office space with 2 separate restrooms (2-story)
- Electrical service - 2,000 AMPS
- **For Lease - \$9.85/sq. ft. (Net, Net, Net)**

For more information:

Andy Mayr, CCIM
301-918-2919
amayr@naimichael.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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