

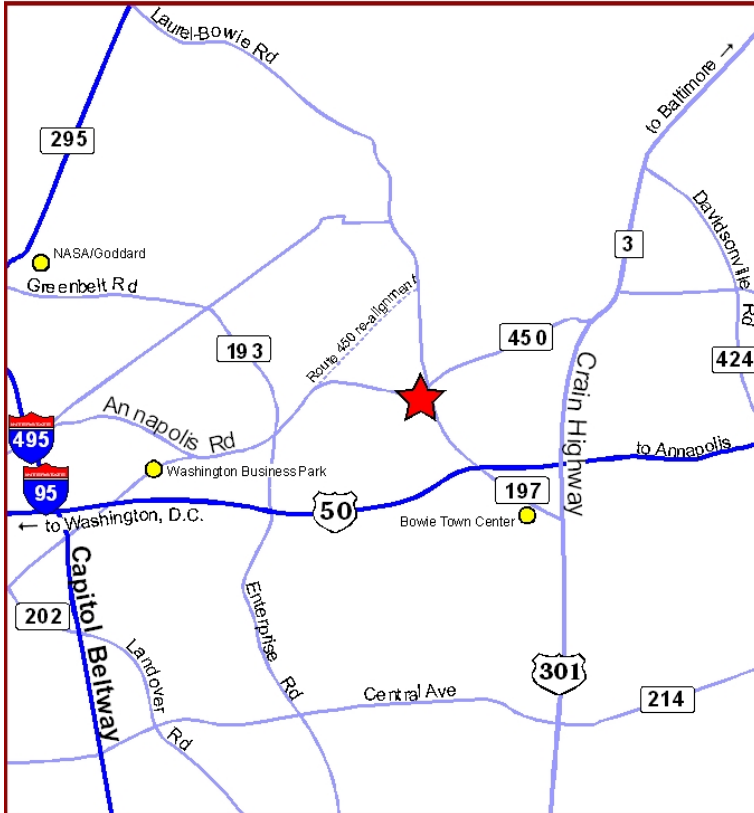
**For Lease /
Sale Possible**

**5711 Woodcliff Road and
14201-14211 Woodcliff Court, Bowie, MD**

**2,400 Square Feet Up
to 17,000 Square Feet
Contiguous Space
Available**

**\$9.95 per SF (Lease)
*for limited time only***

**\$165.00 per SF (Sale)
(Units 2,800 SF or Larger)**



**Warehouse/Office
Condominium Units**

NAI Michael
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

Contact Information

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5711 Woodcliff Road, Bowie, MD



Front



Rear

- ◆ Individual unit sizes: 2,400 square feet up to 17,000 square feet
- ◆ 750 square feet of Office space (mezzanine level at grade with street entrance) separately metered
- ◆ (1) Office restroom and (1) Warehouse restroom
- ◆ Windows in Office area
- ◆ All masonry construction (decorative brick & block)
- ◆ 17.6' to 22' clear ceiling height
- ◆ 100% sprinklered - wet system
- ◆ Drive-in loading doors 12'(h) x 10'(w) - minimum one door per bay
- ◆ Utilities include natural gas, public water & sewer, electric
- ◆ Zoned C-M (Commercial Miscellaneous)
- ◆ On-site parking
- ◆ Easy access to US Routes 50 and 301 via MD Route 197, near downtown Bowie



Office



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