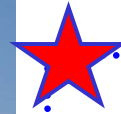


For Sale or Lease

**9822 Fallard Court
Upper Marlboro, Maryland**

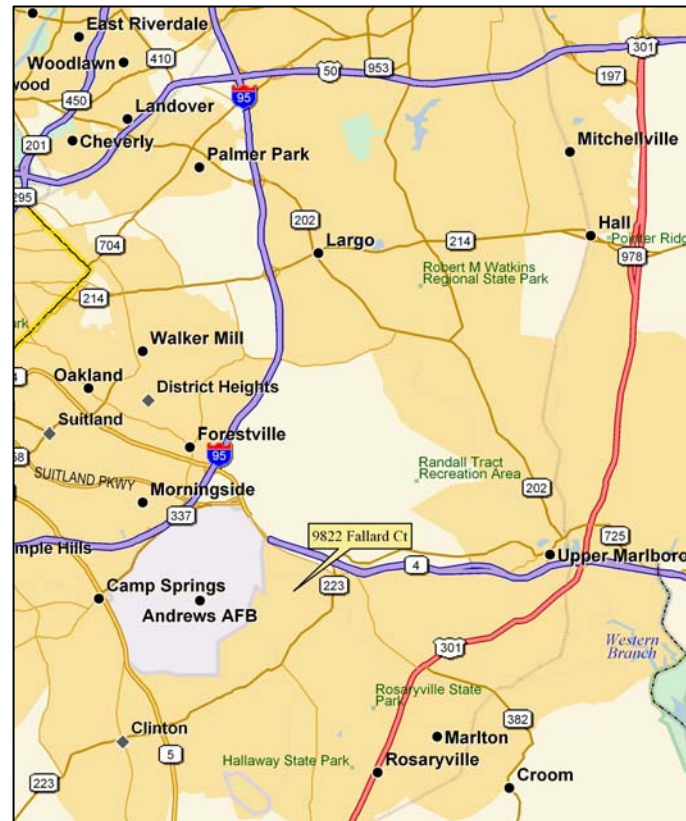


*Great Financing
Available . . .*

*Assumable loan of
\$6.3M at 5.725% with a
30 Yr. amortization term
thru 4/1/2016*

Building Specifications

- 105,000 Square Foot Distribution Warehouse and Headquarters
- Approximately 12,000 Square Feet of Office on Two Levels
- Approximately 2,500 Square Feet of Office Space in Rear of Warehouse
- Constructed of Brick, Block, and Steel in 1994
- Situated on 5.11 Acres
- Ceiling Height Ranges From 26' to 30'
- 23 Loading Docks
- 1 Drive-in (10' x 16')
- Fully Sprinklered
- Column Spacing: 32'-3" x 55'-6"
- Cross Dock Facility
- **SALE PRICE: \$90.00 per SF**
- **LEASE RATE: \$6.25 per SF, NNN**



Contact Information

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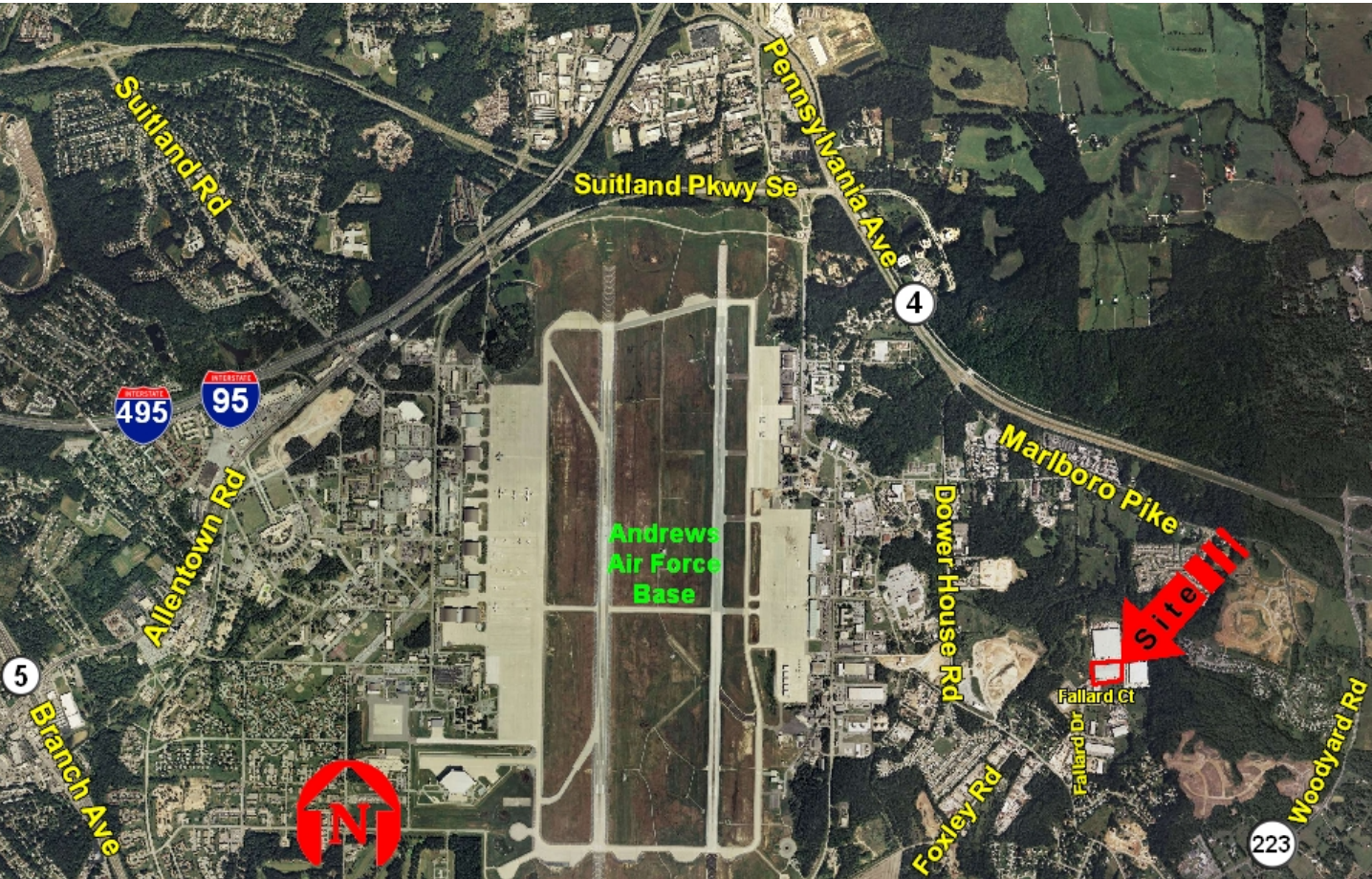
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COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

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. All information should be verified prior to purchase or lease.

For Sale or Lease

9822 Fallard Court, Upper Marlboro, MD



NMI Michael
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

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