



INDUSTRIAL/SERVICE BUILDING

8150 CRYDEN WAY | DISTRICT HEIGHTS, MARYLAND 20747

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 9,804 SF ± building on .458 Acres ±
- 1,800-2,000 SF ± of existing office space
- Excellent clear heights
- 5 oversized drive-in doors
 - » Bays 1-4: 12' w x 12' h
 - » Bay 5: 14' w x 16' h
- LED lighting in warehouse
- Easily able to multi-tenant
- IE (Industrial Employment) zoning
- Easy access to I-495/Capital Beltway
- Close proximity to Joint Base Andrews

BUILDING SIZE:

9,804 SF ±

LOT SIZE:

.458 ACRES ±

CLEAR HEIGHT:

19'-20' ±

DRIVE-INS:

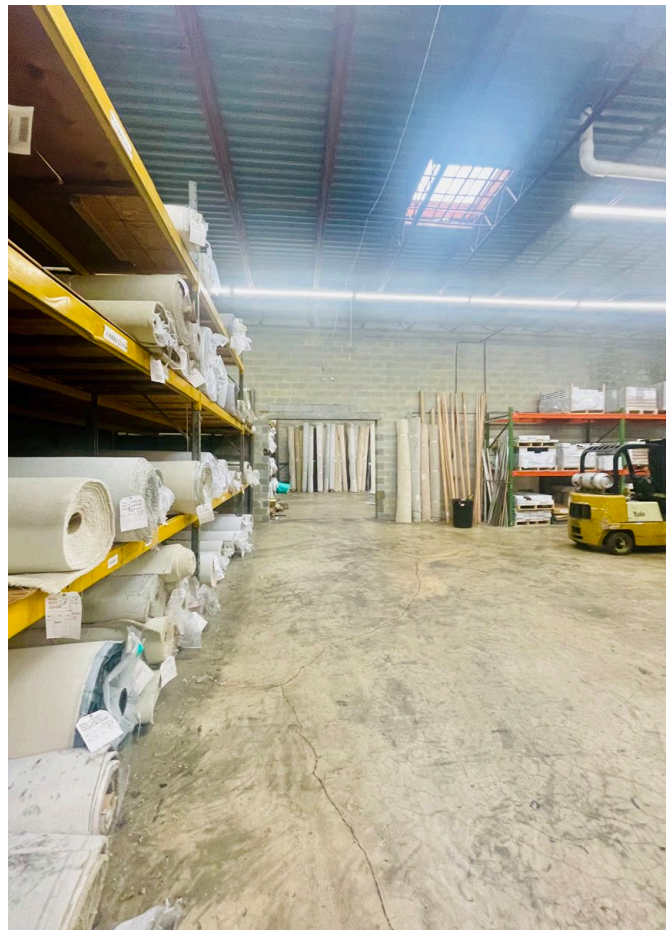
5 (OVERSIZED)

ZONING:

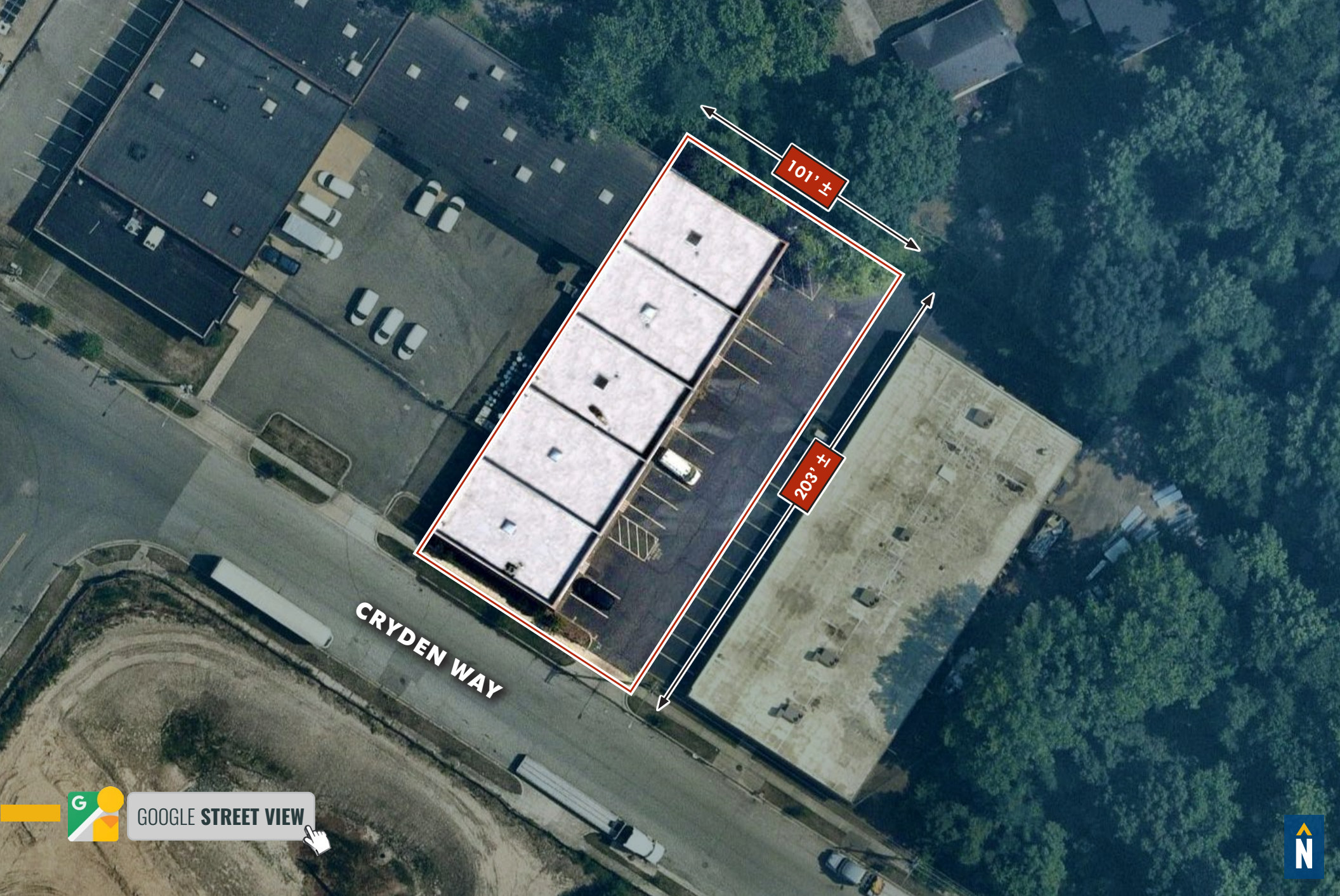
IE (INDUSTRIAL EMPLOYMENT)

SALE PRICE:

NEGOTIABLE



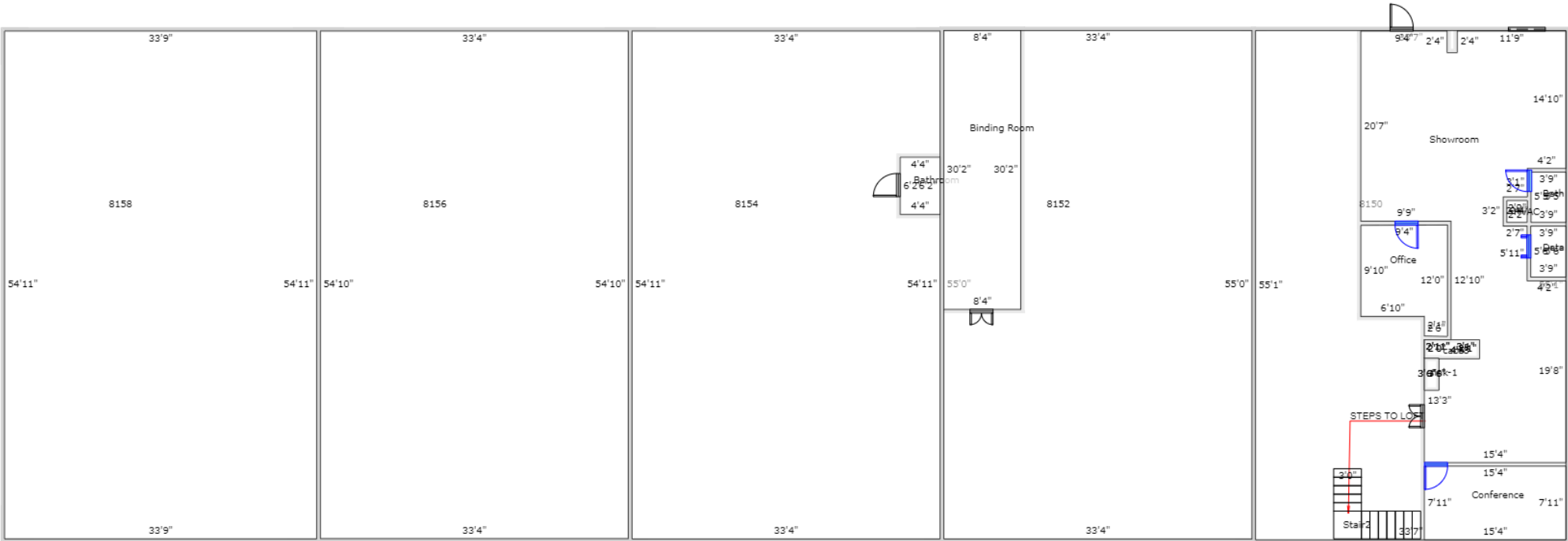
AERIAL



GOOGLE STREET VIEW



FLOOR PLAN



TRADE AREA

DRIVING DISTANCE TO:

4 0.9 MILES
4 MIN. DRIVE

INTERSTATE 495 1.4 MILES
5 MIN. DRIVE

4 4.8 MILES
9 MIN. DRIVE

AMERICA'S AIRFIELD
5.0 MILES
15 MIN. DRIVE

REAGAN NATIONAL
15.1 MILES
24 MIN. DRIVE

WASHINGTON, DC 14.7 MILES
27 MIN.

BALTIMORE, MD 45.1 MILES
45 MIN.

RICHMOND, VA 115.0 MILES
1 HR. 40 MIN.

PHILADELPHIA, PA 140.0 MILES
2 HRS. 30 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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