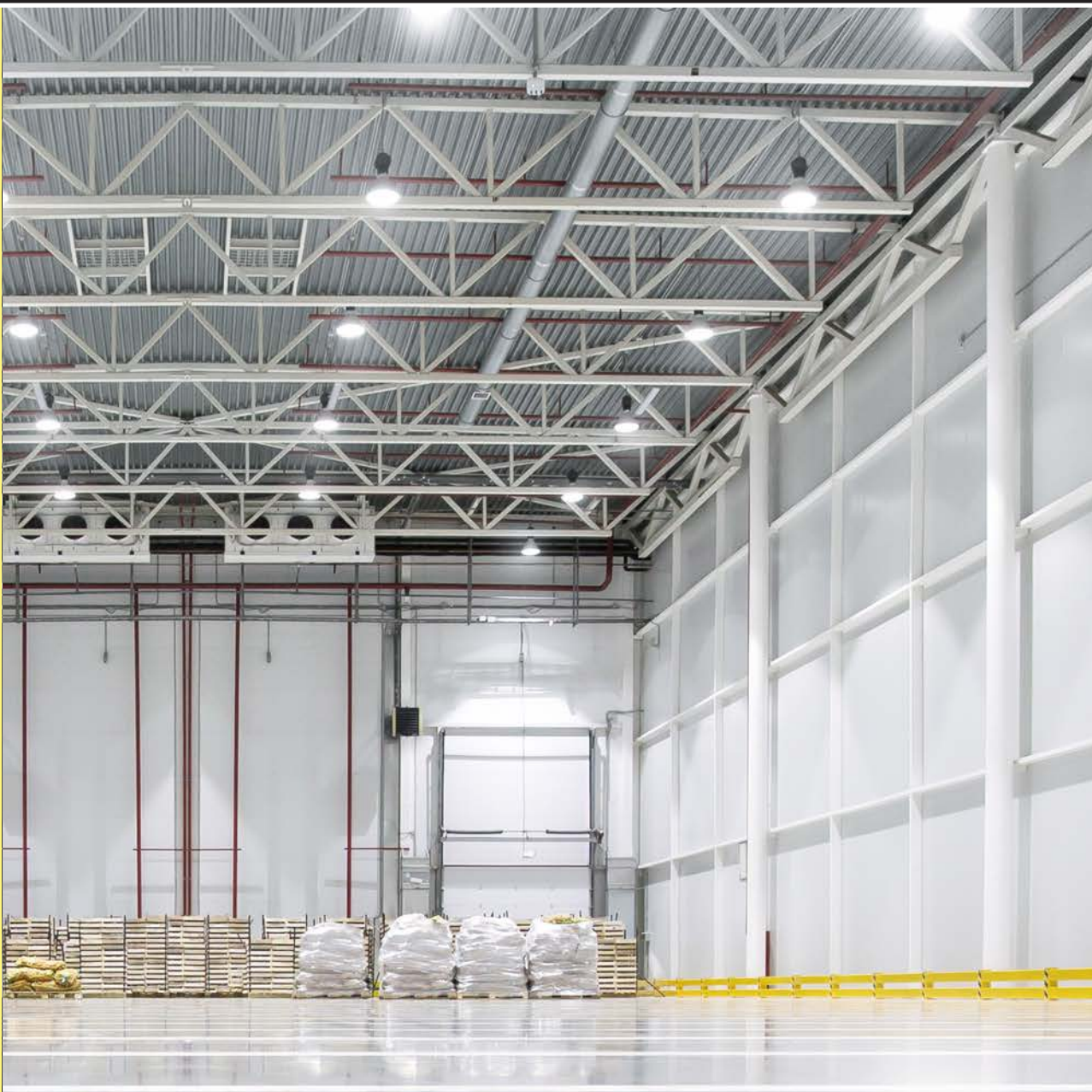


AVAILABLE FOR LEASE COLD STORAGE + URBAN DISTRIBUTION

MULTI-MILLION-DOLLAR INTERIOR/EXTERIOR RENOVATION UNDERWAY!

- ▶ NEW ROOF
- ▶ INTERIOR/EXTERIOR PAINTING
- ▶ LED LIGHTING
- ▶ LOT RESURFACING

6304 Sheriff Road
Landover, MD 20785



REICH BROTHERS



John Dettleff
703.485.8831
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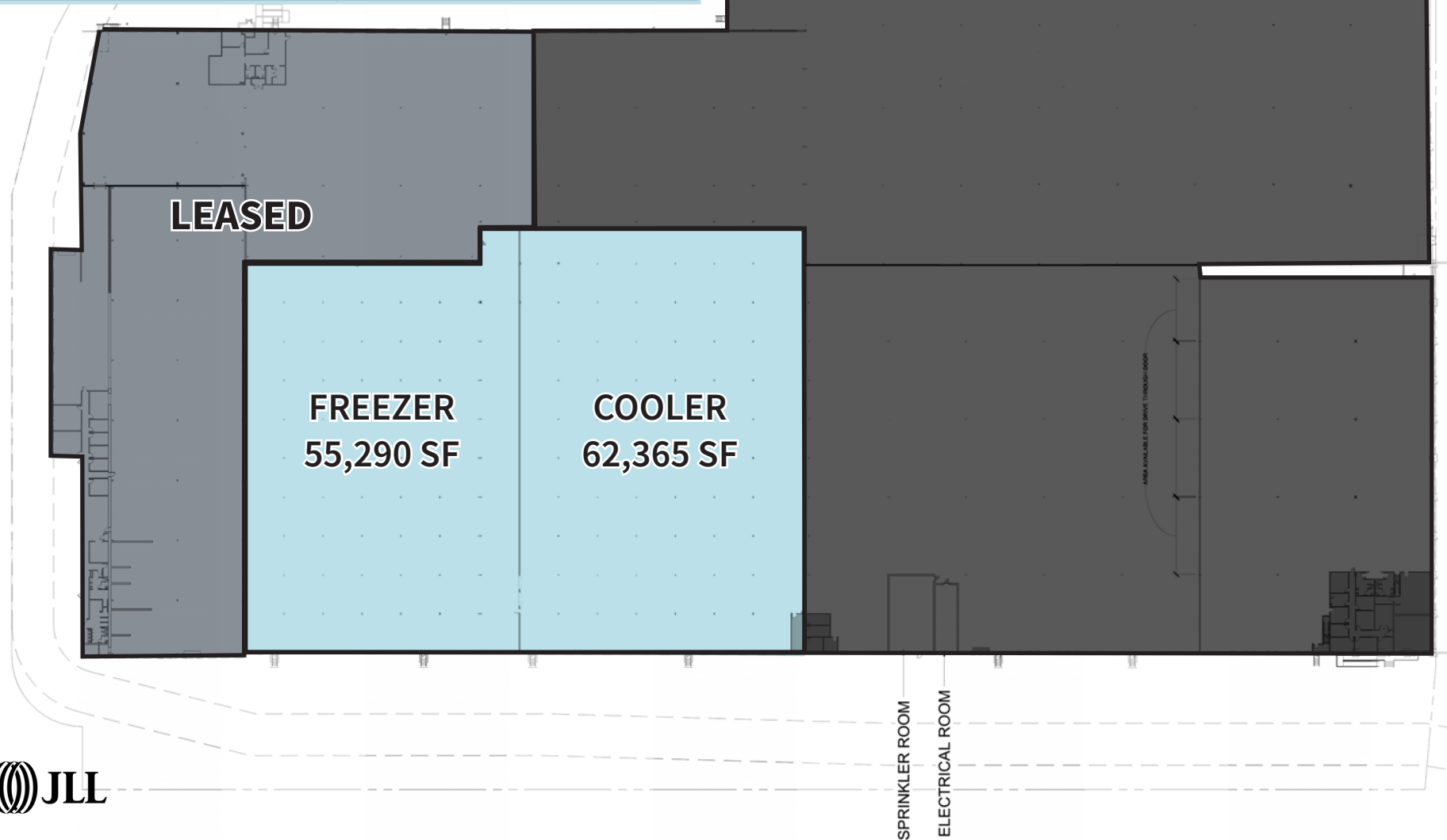
PROPERTY HIGHLIGHTS

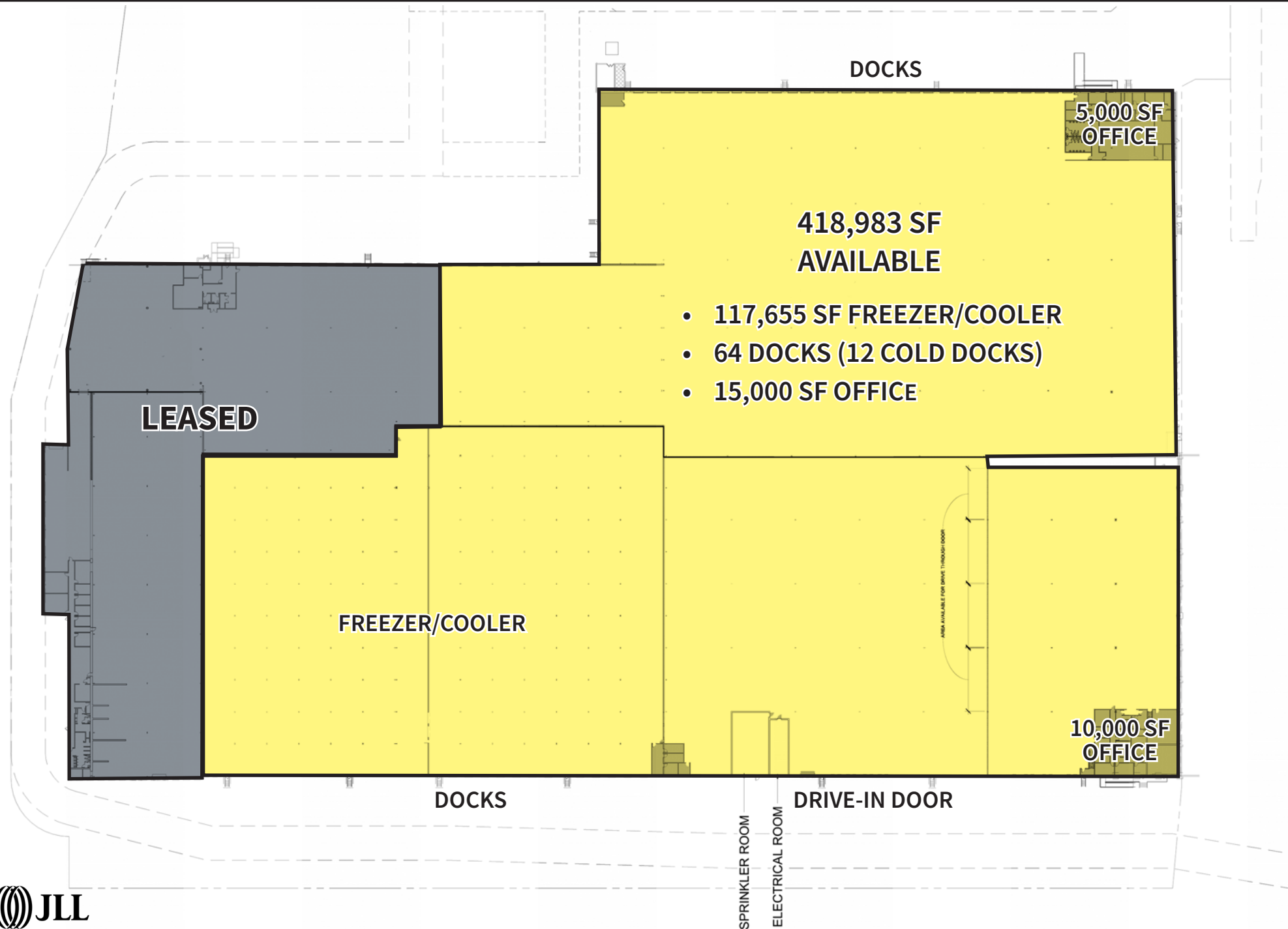
6304 Sheriff Road, Landover, MD 20785

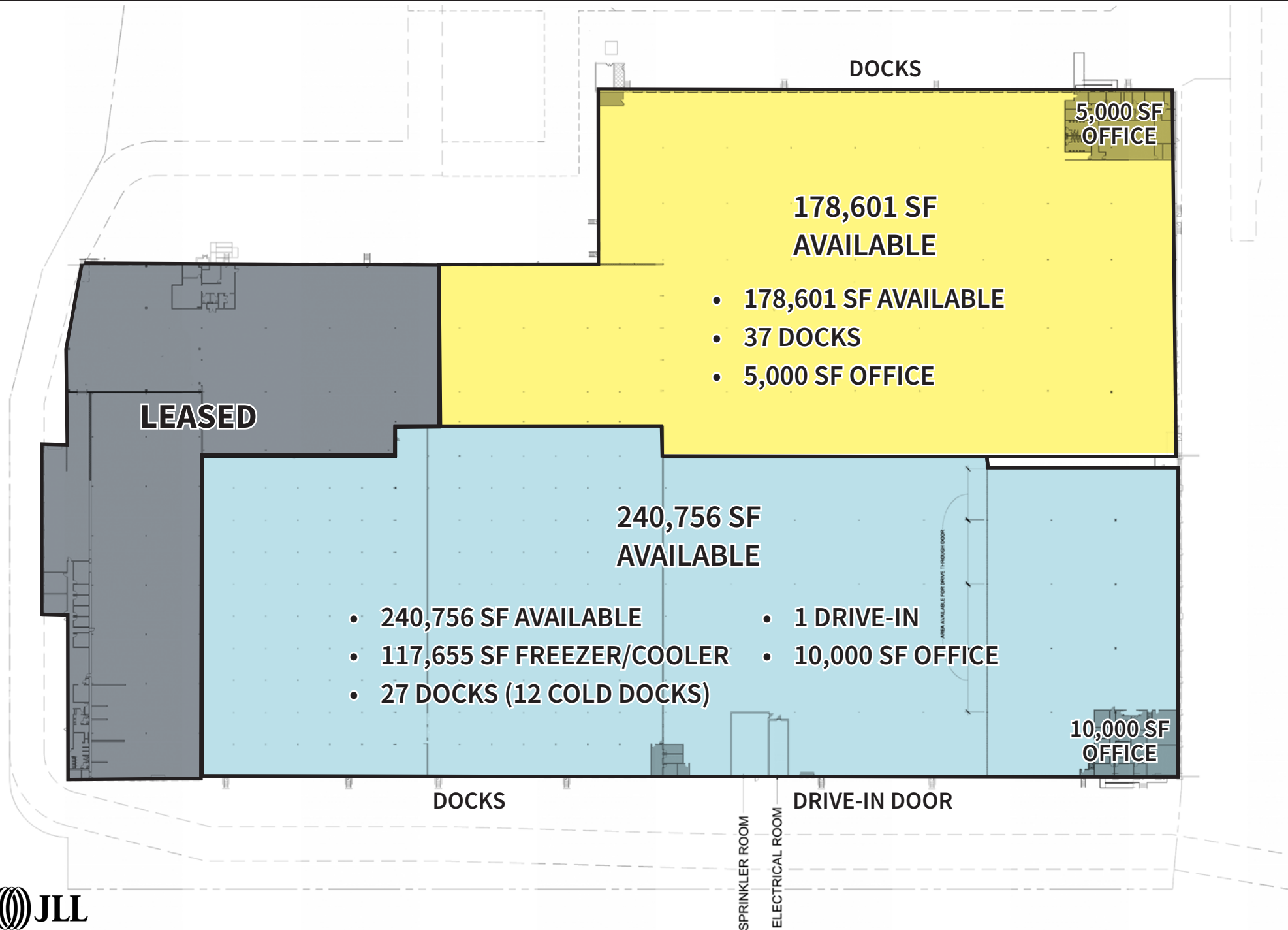
- 416,600 SF AVAILABLE
 - 62,365 SF COOLER
 - 55,290 SF FREEZER
 - 301,429 SF DRY
 - 12,000 SF OFFICE
- 24'-32' CLEAR CEILING
- 4,000 AMPS
- 64 DOCKS
- 4 ACRES OF TRAILER PARKING/IOS

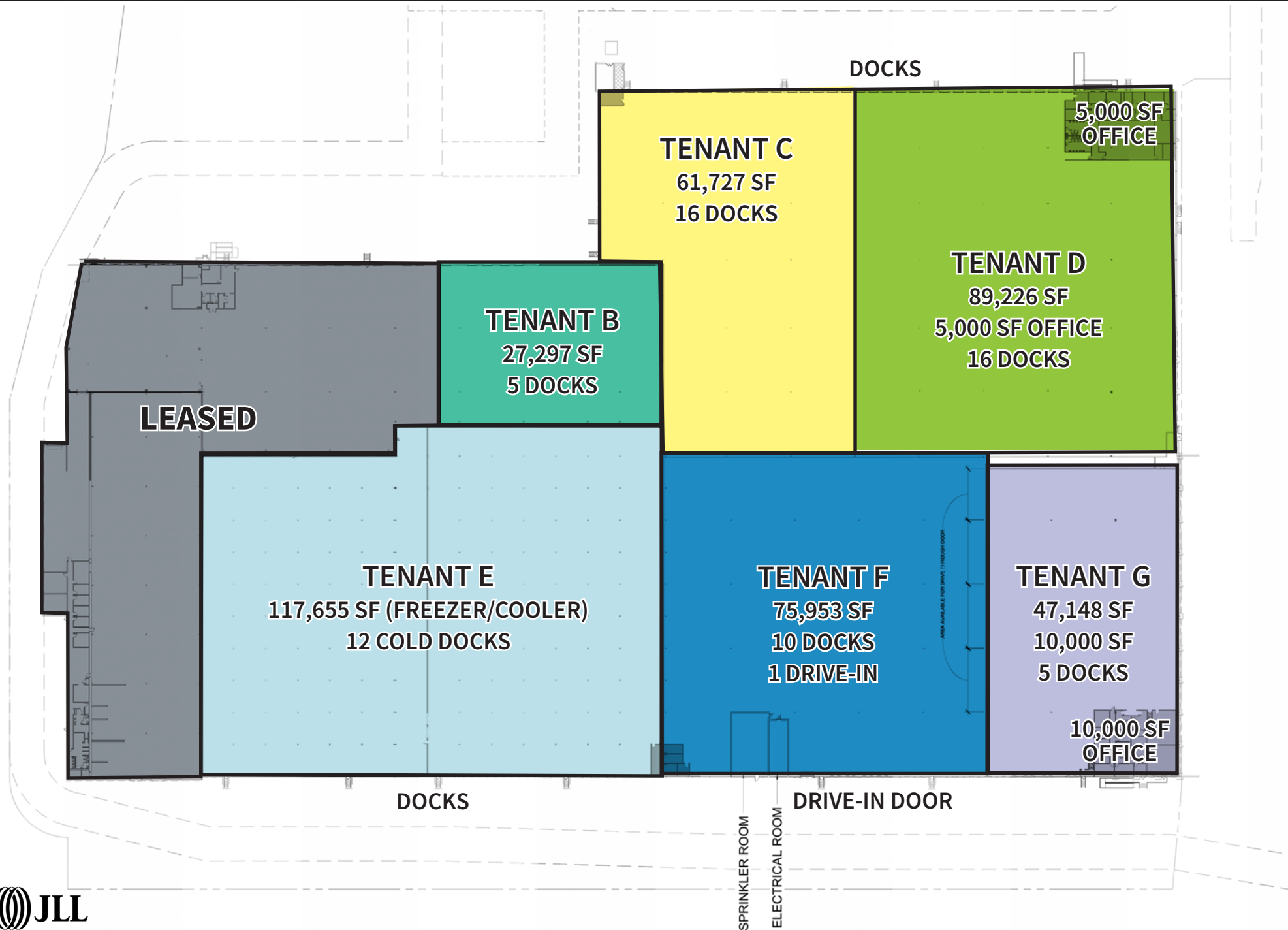


Built 2013/2014	32' Clear
Amonia System	12 Cold Docks
Dry Sprinkler	LED Lighting
Glycol under-floor heating system	Dedicated Office and Restrooms









UNPARALLELED LOCATION

6304 Sheriff Road, Landover, MD 20785



50

GOLD CRUST
BAKING COMPANY, INC.

Columbia Park Rd

amazon

Sysco

TriMark
ADAMS-BURCH

Cabin Branch Dr

Tropicana

Maola
MEAT MARKET

WHOLE FOODS
MARKET

6304

Maurice
Electrical Supply Company

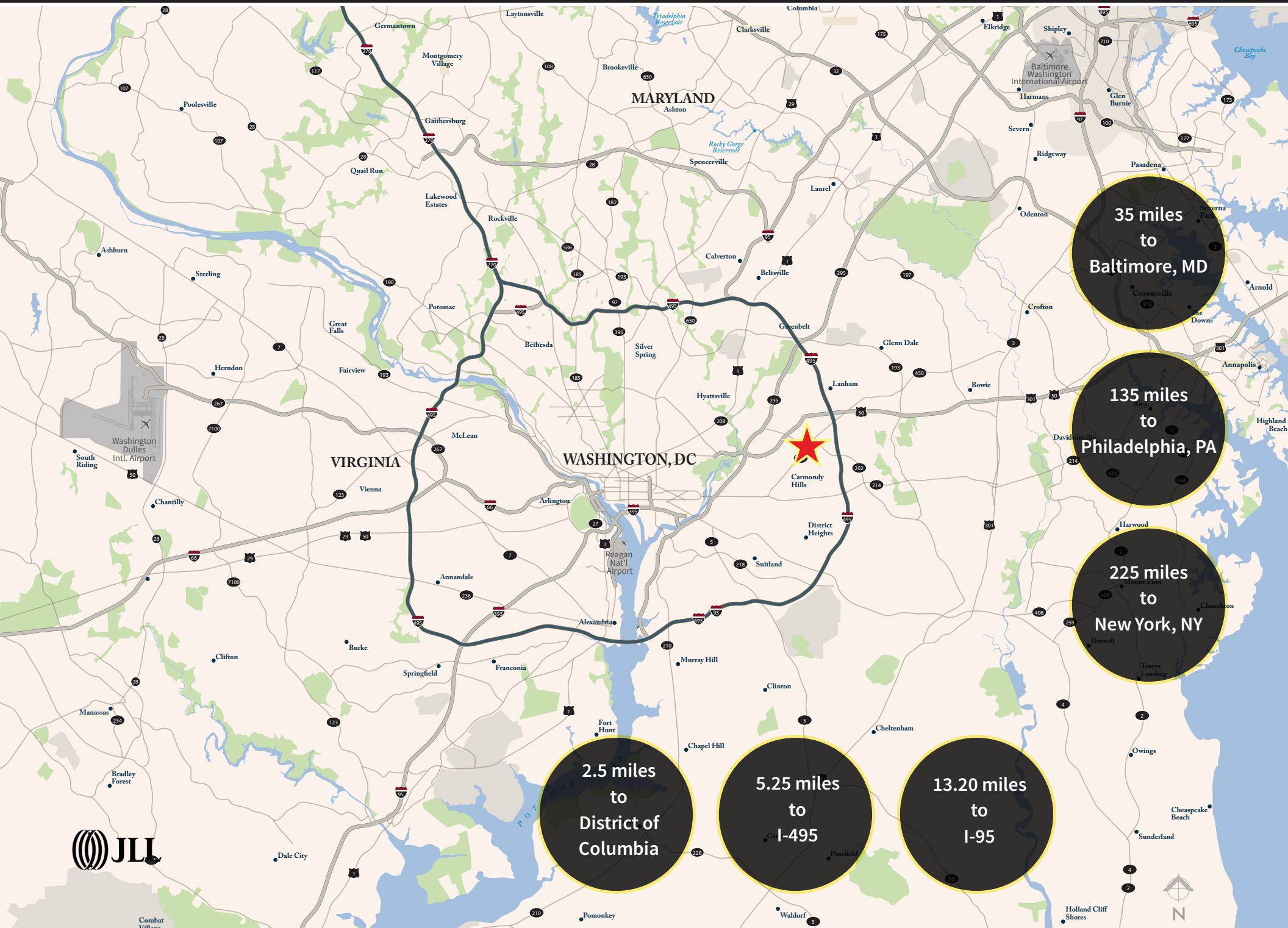
LIBRARY
LIBRARY OF CONGRESS

Sheriff Rd

MARYLAND
704

JLL

Starbucks



35 miles
to
Baltimore, MD

135 miles
to
Philadelphia, PA

225 miles
to
New York, NY

2.5 miles
to
District of
Columbia

5.25 miles
to
I-495

13.20 miles
to
I-95





For leasing information, please contact:

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