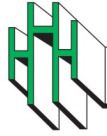


# For Lease—Warehouse / Outside Storage



**Hobbs Associates, Inc.**  
Commercial/Industrial Real Estate

For More Information Call:

**Brian Hobbs**

**BHobbs@TheWarehouseBroker.com**

**301-937-2188**

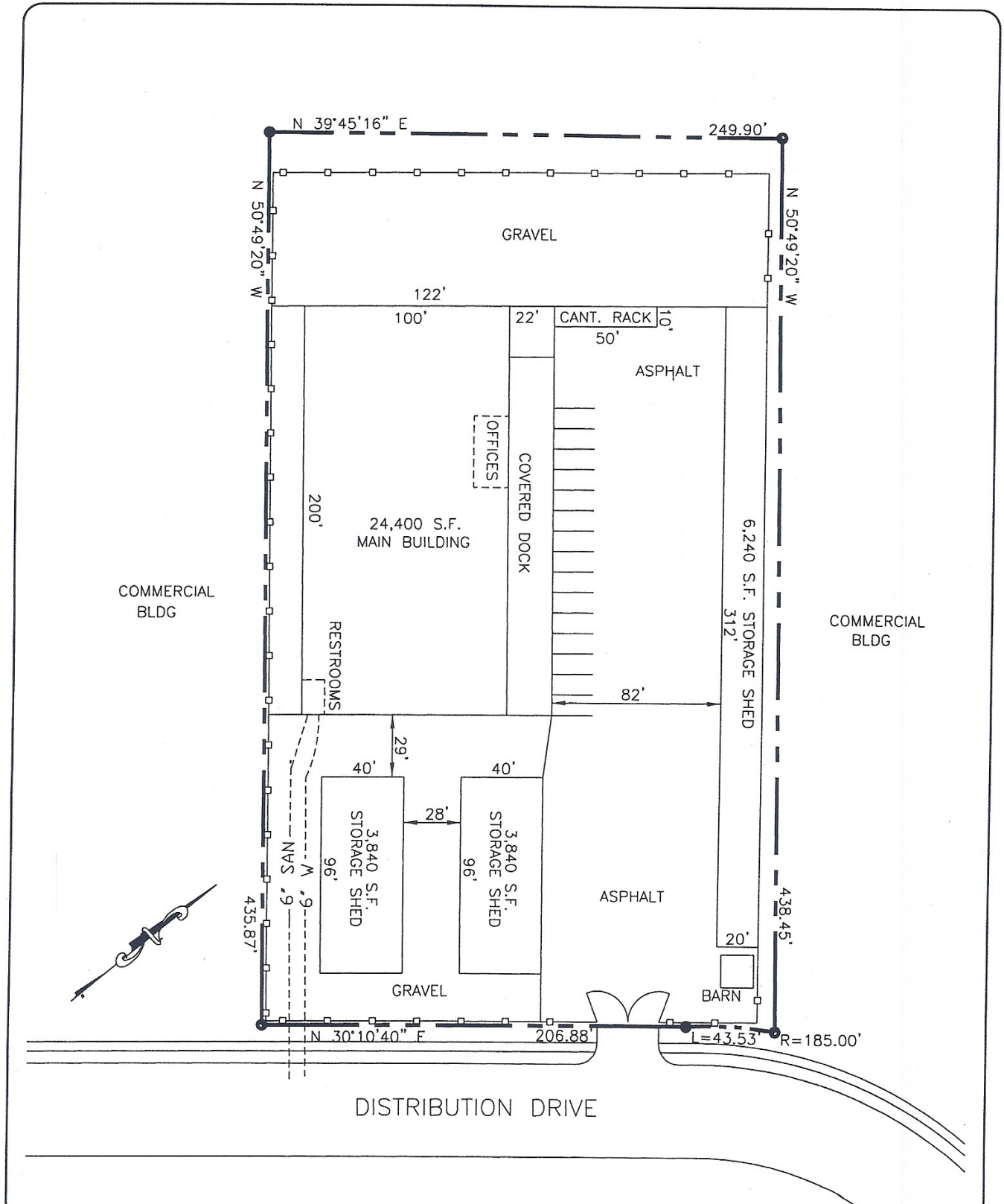


***6840 Distribution Drive  
Beltsville, MD 20705***

- **Former 84 Lumber Store**
- **Up to 24,400 +/- Square Feet Freestanding Building (Can divide)**
- **24' peak ceiling, no interior columns**
- **2.5 Acres +/- cleared, fenced hard packed service parking/outside storage**
- **Heavy Electric—Fully sprinklered**
- **Outside storage sheds (Open front) available or can be modified/razed**
- **\$20,000.00 per month NNN for entire property.**
- **Available Immediately**

*The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, sale or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.*

# 6840 Distribution Drive, Beltsville, MD 20705



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