

FOR SUBLEASE

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6700 VIRGINIA MANOR RD
BELTSVILLE, MD 20705

UNIQUE FLEX OR INDUSTRIAL OPPORTUNITY

- Sublease Term: Through 3/31/2027
- Available: Immediately
- Rent: Negotiable, Please Contact Brokers
- Two flexible sublease opportunities of approx. 20,000-42,440 SF with built-out office, open warehouse, and loading
- Easy access to RT-1, MD-212, MD-200, and I-95



MAXIMUM FLEXIBILITY

INDUSTRIAL/FLEX SPACE FOR SUBLEASE

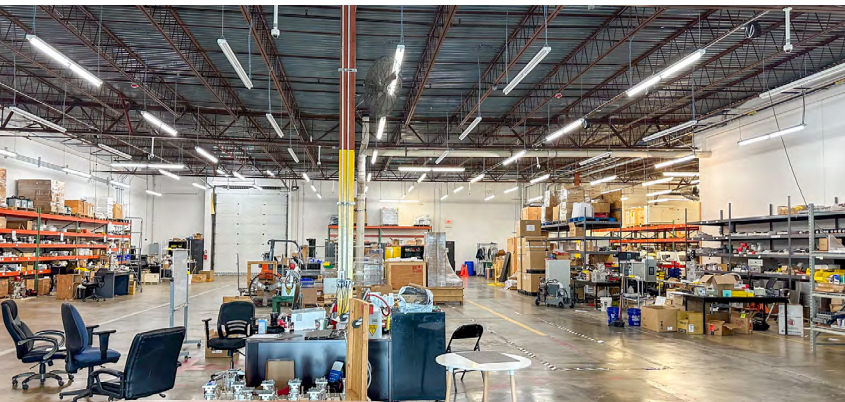


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6700 Alexander Bell Drive, Suite 200
Columbia, MD 21046
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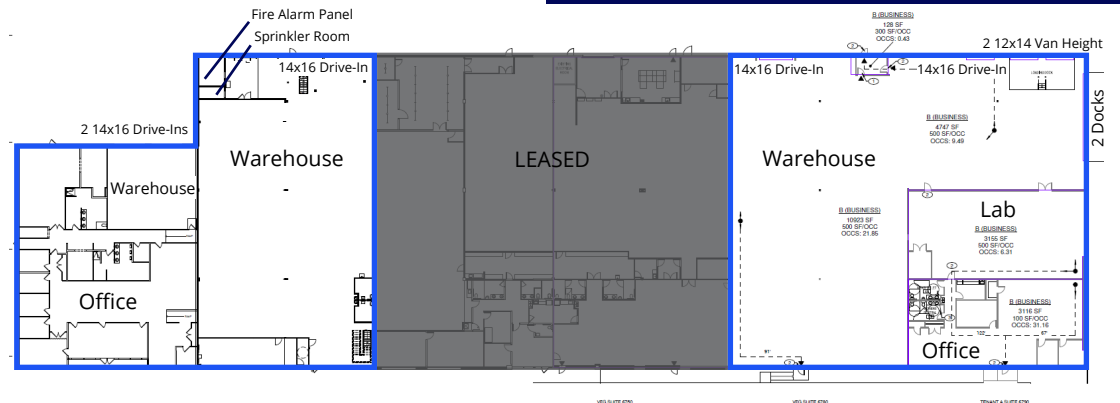
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FLEXIBLE SIZING



**Left Side
Available
(approx. 20,000 SF)**

**Right Side
Available
(22,440 SF)**

Property Highlights

Size: Approx. 20,000-42,440 SF (two flexible space options on building end-caps)

Ceiling Height/Spacing: 17' clear ceiling heights, 40x40 column spacing

Zoning: EIA

Year Built: 1988

Parking: 3.0/1,000 SF

Power: Significant power and infrastructure available

Loading: Left Side
3 - 14x16 drive in doors

Right Side
2 - 14x16 drive in doors
2 - 12x14 van high doors
2 - 12x18 dock doors



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