

For Lease

Up to 35,000 SF

8700-8800 Edgeworth Drive
Capitol Heights, MD 20743

Colliers



Brian Watts

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Jason Sullivan, SIOR

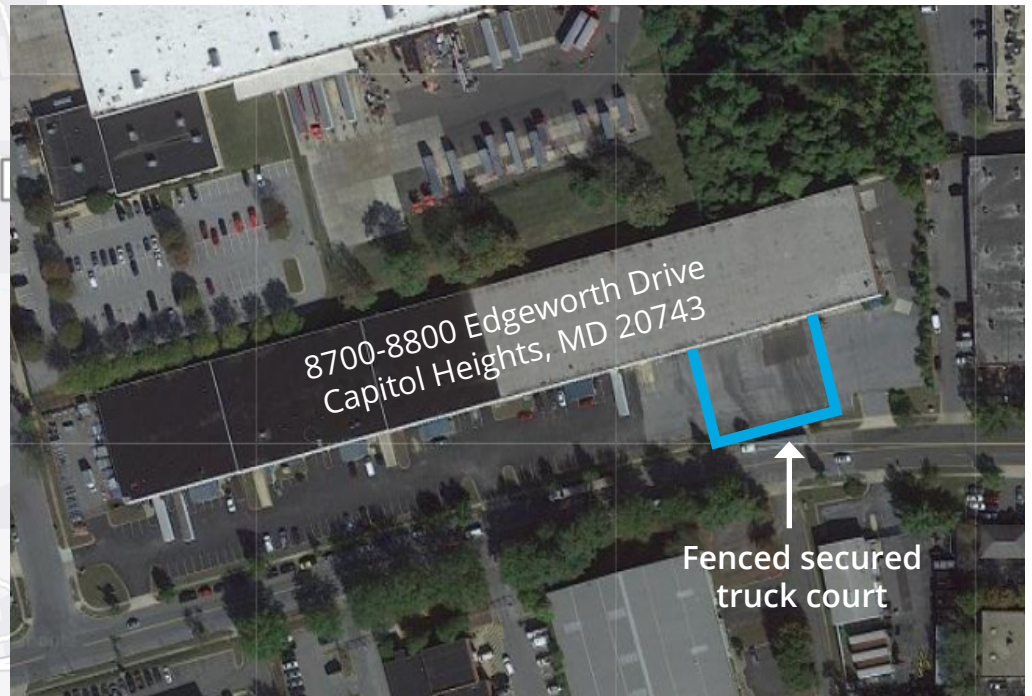
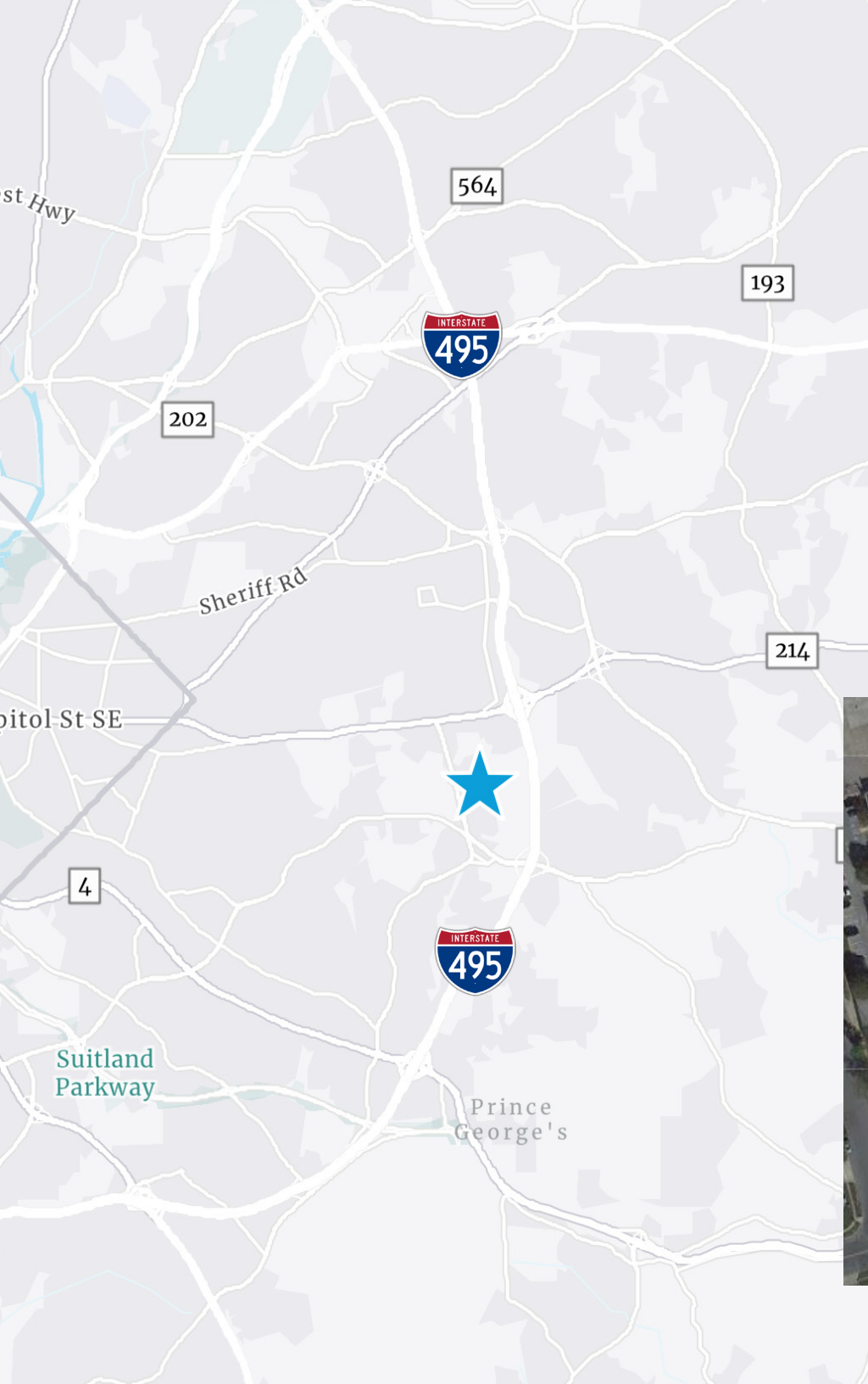
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Colliers International

6700 Alexander Bell Drive
Suite 200
Columbia, MD 21046
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Property Features.

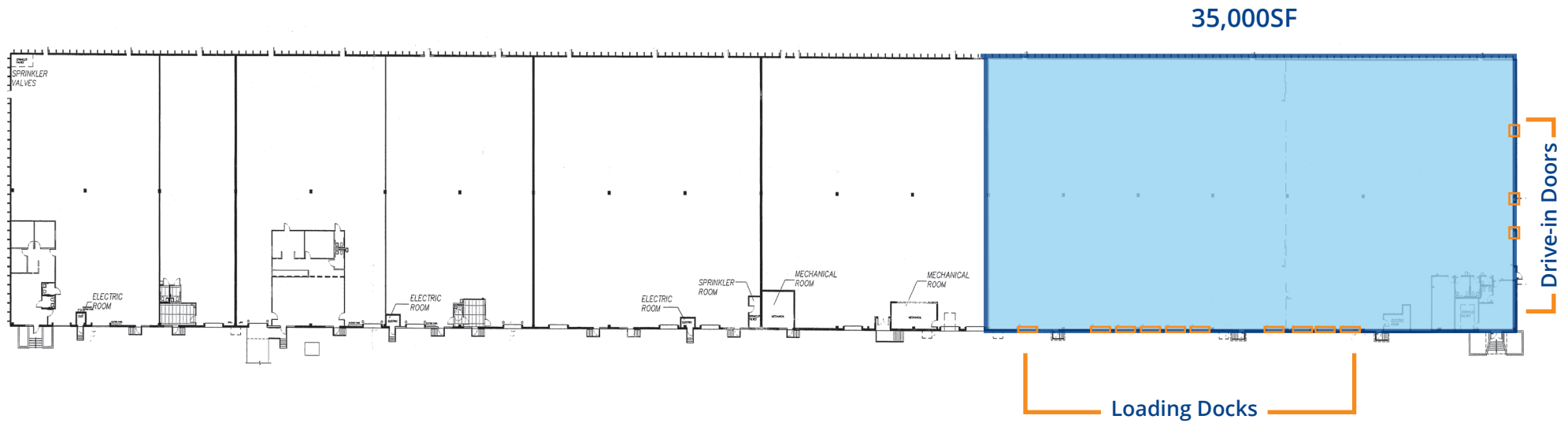
Available Space:	35,000 SF
Building Size:	100,000 SF
Built:	1974; Renovated 1997
Lighting:	LED lights on motion sensors
Ceiling Height:	20'
Column Spacing:	42' x 60'
Loading:	10 Dock High Doors and 3 Drive-In Doors
Amenities:	Abundant retail options within 1/2 mile
Access:	Immediate Beltway (I-495) access via Central Ave & Ritchie Marlboro Rd



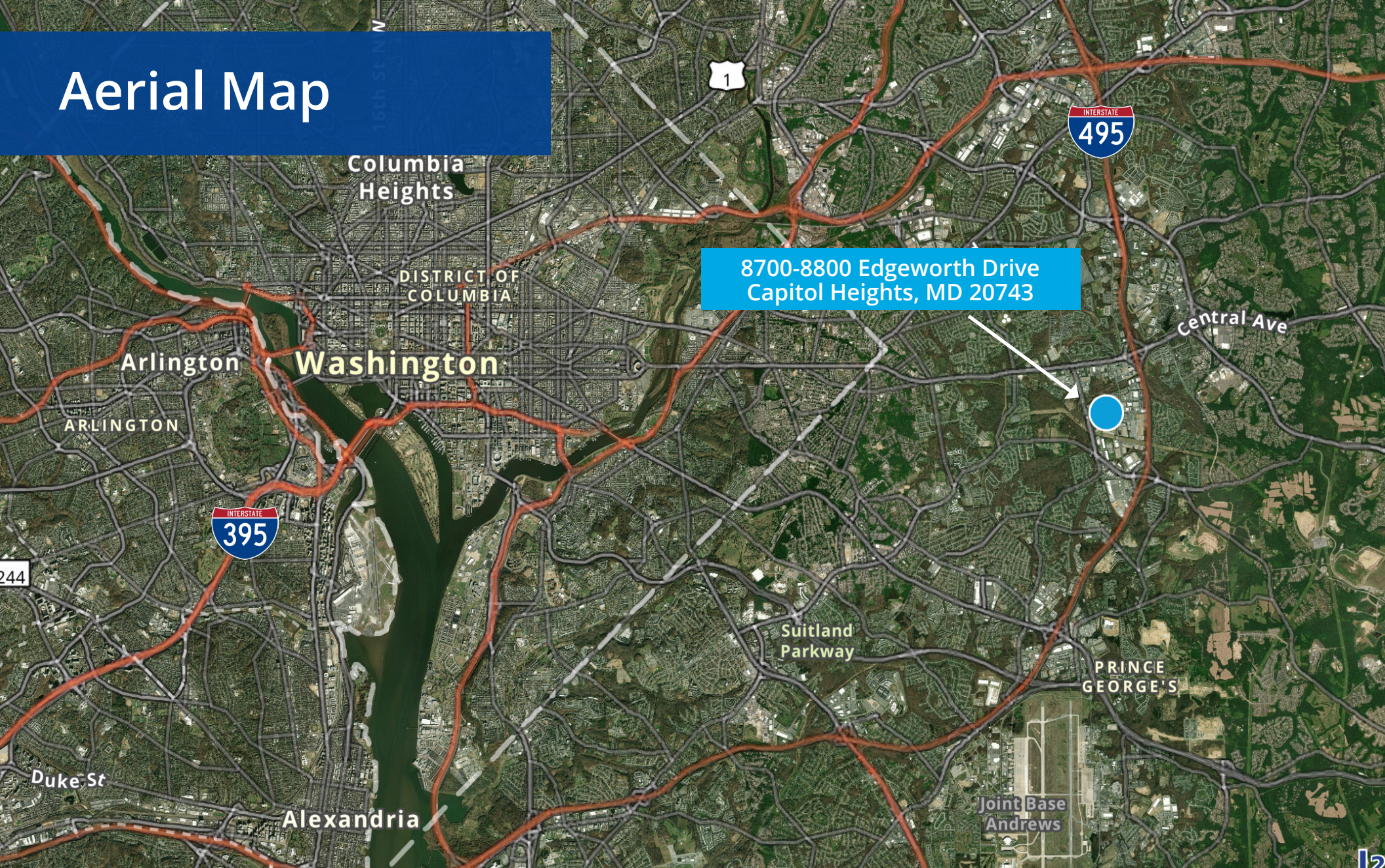
Suite Details.

Suite

Available SF:	35,000 SF
Office SF	1,000 SF
Loading Docks:	10
Drive-in Doors:	3
	1 at 16' x 20'
	2 at 12' x 14'
Notes:	Fenced secured truck court; motorized gate with punch code access



Aerial Map



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