

FOR LEASE

8700 RITCHIE DRIVE

Capitol Heights, MD

LBA Logistics 



41,051 SF AVAILABLE

0.5 +/- ACRES OF OUTDOOR STORAGE

INFILL LOCATION

NEWMARK

FOR LEASE

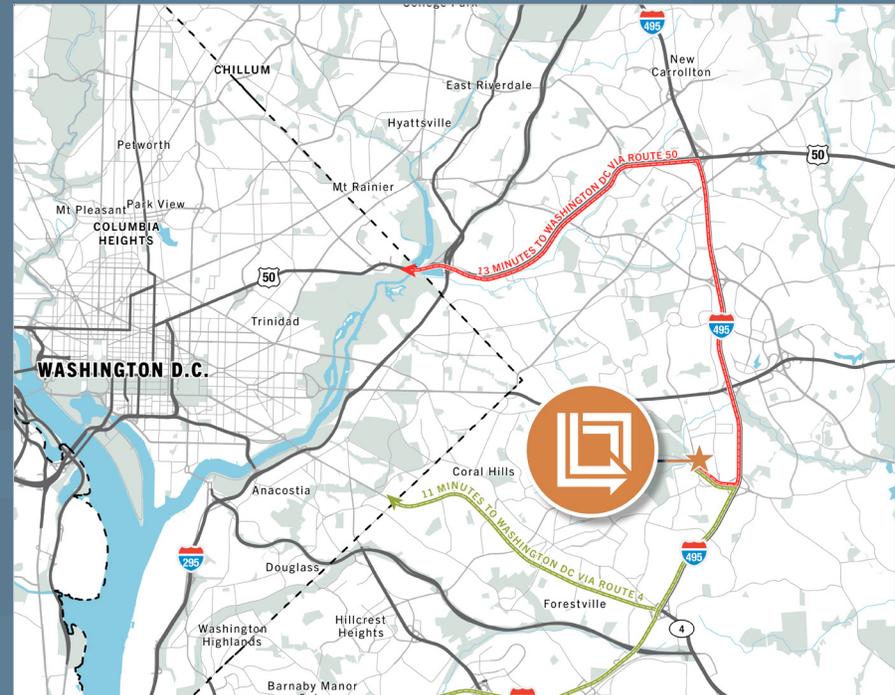
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PROPERTY INFORMATION

Total SF:	103,310 SF
Availability:	41,051 SF
Office:	+/- 3,500 SF
Clear Height:	24'
Loading:	10 docks doors
Column Spacing:	50'w x 50'd
Truck Court:	100'
Parking Ratio:	1.23/1,000 SF
Sprinkler System:	ESFR
Zoning:	IE



PROPERTY HIGHLIGHTS

- Located inside the Capital Beltway
- Existing office, plug & play
- Access to I-495 amenities
- 0.5 +/- acre of paved outdoor storage
- Fenced/lit secured outdoor storage

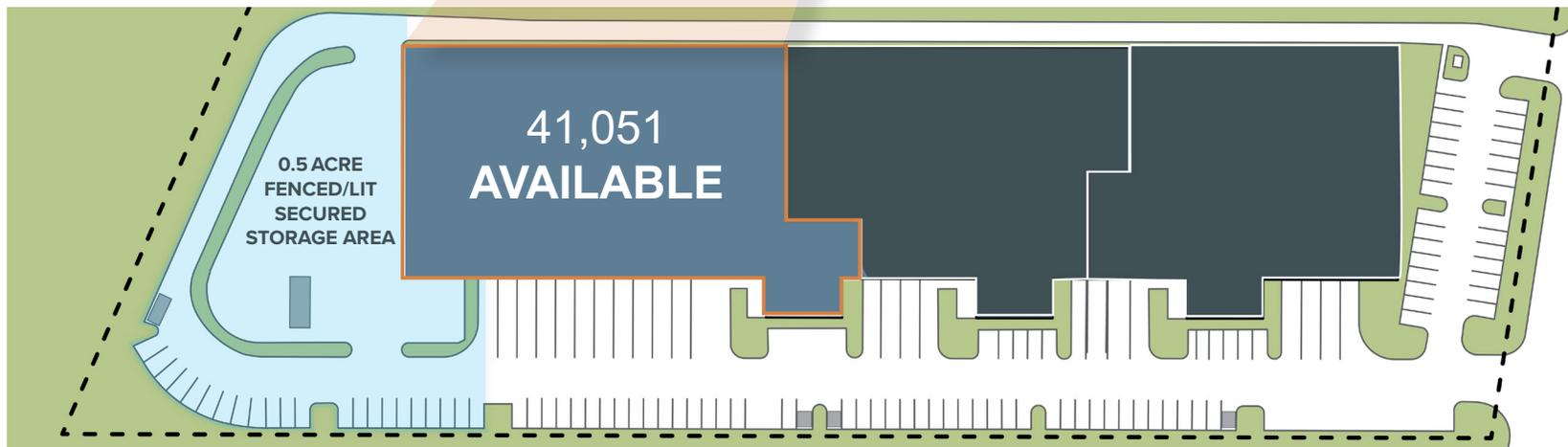
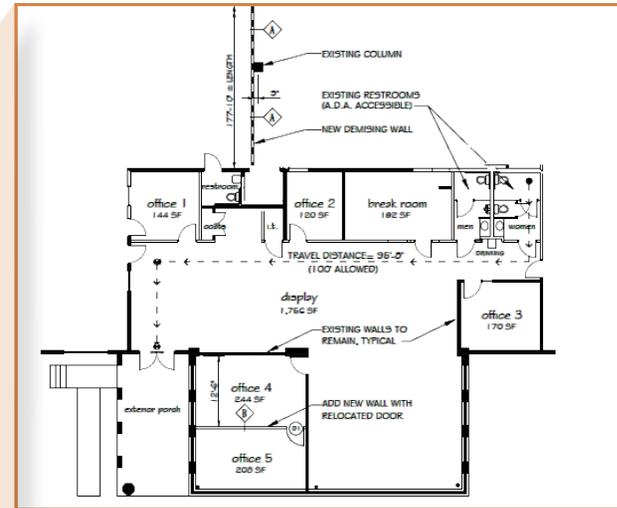
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SITE PLAN



One East Pratt Street, Suite 805 Baltimore, MD 21202

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OUTDOOR STORAGE



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nmrk.com

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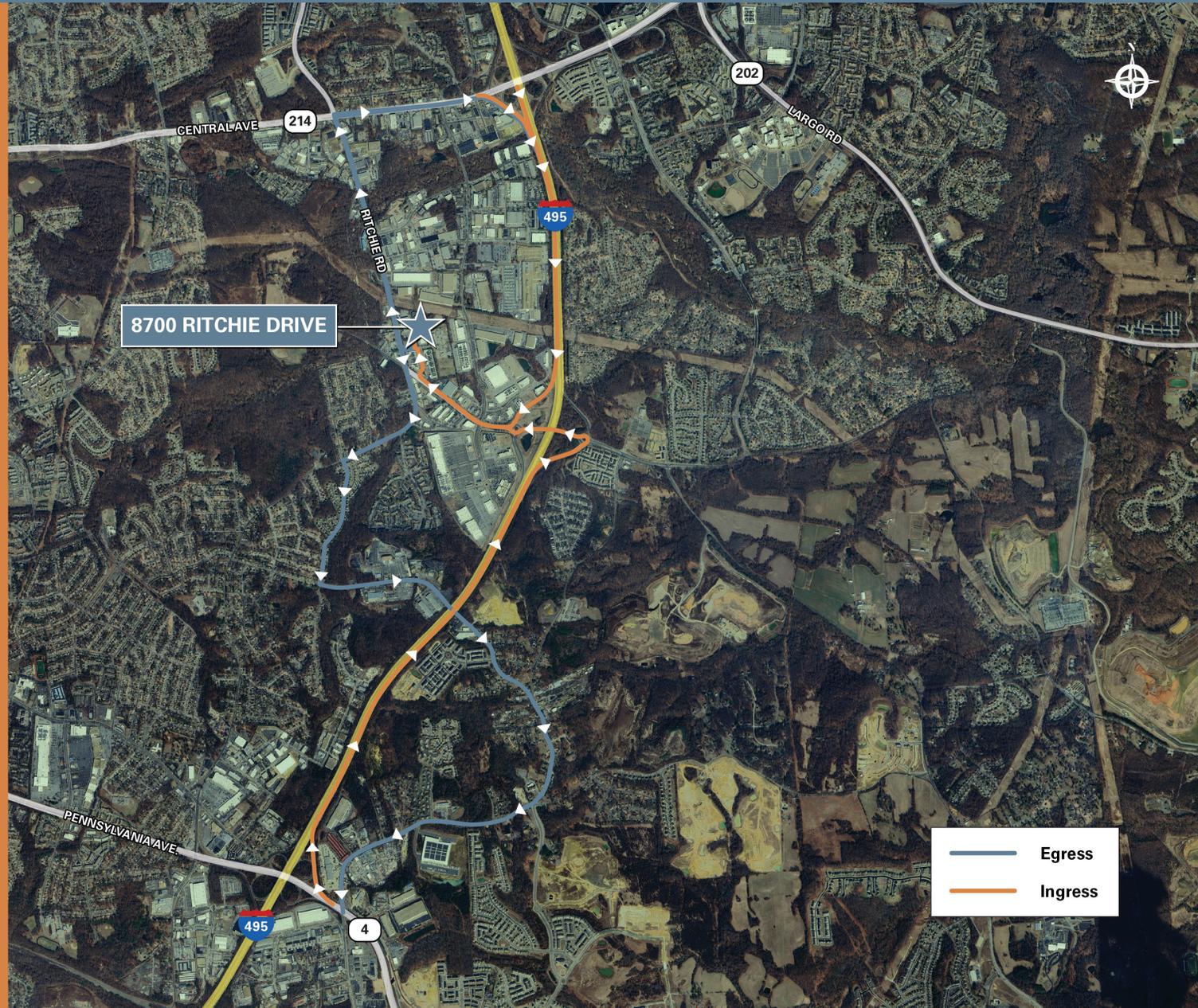
ACCESS MAP

1 MILE
TO I-495

6 MILES TO
WASHINGTON
DC

14 MILES TO
NORTHERN
VIRGINIA

HIGHLY
AMENITIZED
AREA



MARYLAND OFFICE

1 East Pratt Street
Baltimore, MD 21202

FOR LEASING INFORMATION:

Brian Kruger
Senior Managing Director
410.625.4211
brian.kruger@nmrk.com

Thomas Hinder
Director
t 410.844.4010
thomas.hinder@nmrk.com

Erik Evans
Associate Director
410.844.4003
erik.evans@nmrk.com