

PRICE REDUCED: ~~\$750,000~~ \$685,000

8941 D'ARCY ROAD UPPER MARLBORO, MD

PROPERTY FEATURES

- \$685,000
- 7,500 SF building, zoned I-1
- 2 loading docks
- Easy access to I-495 & I-95 (Capital Beltway)
- Functional layout
- Single tenant, full building opportunity
- Great access to DC market
- Single tenant signage
- 0.66 acres

INFORMATION

Mark Glagola

443.285.7675

mark.glagola@transwestern.com

Tom Hilley

443.285.7677

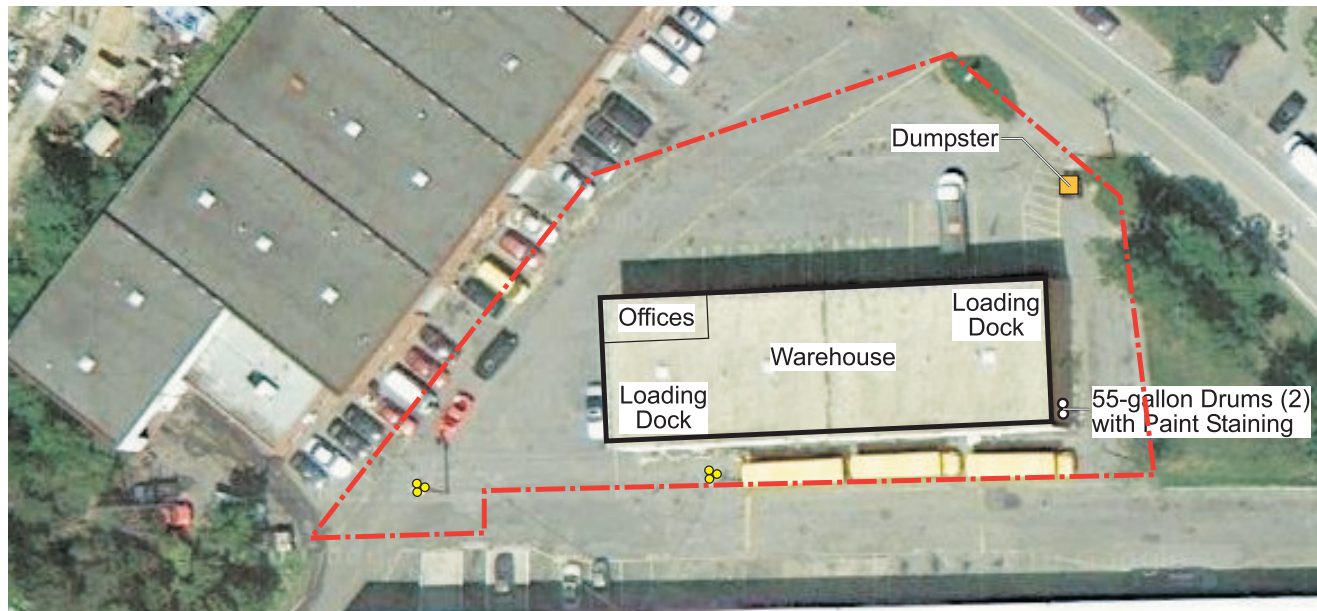
thomas.hilley@transwestern.com



7160 Columbia Gateway Drive, Suite 210

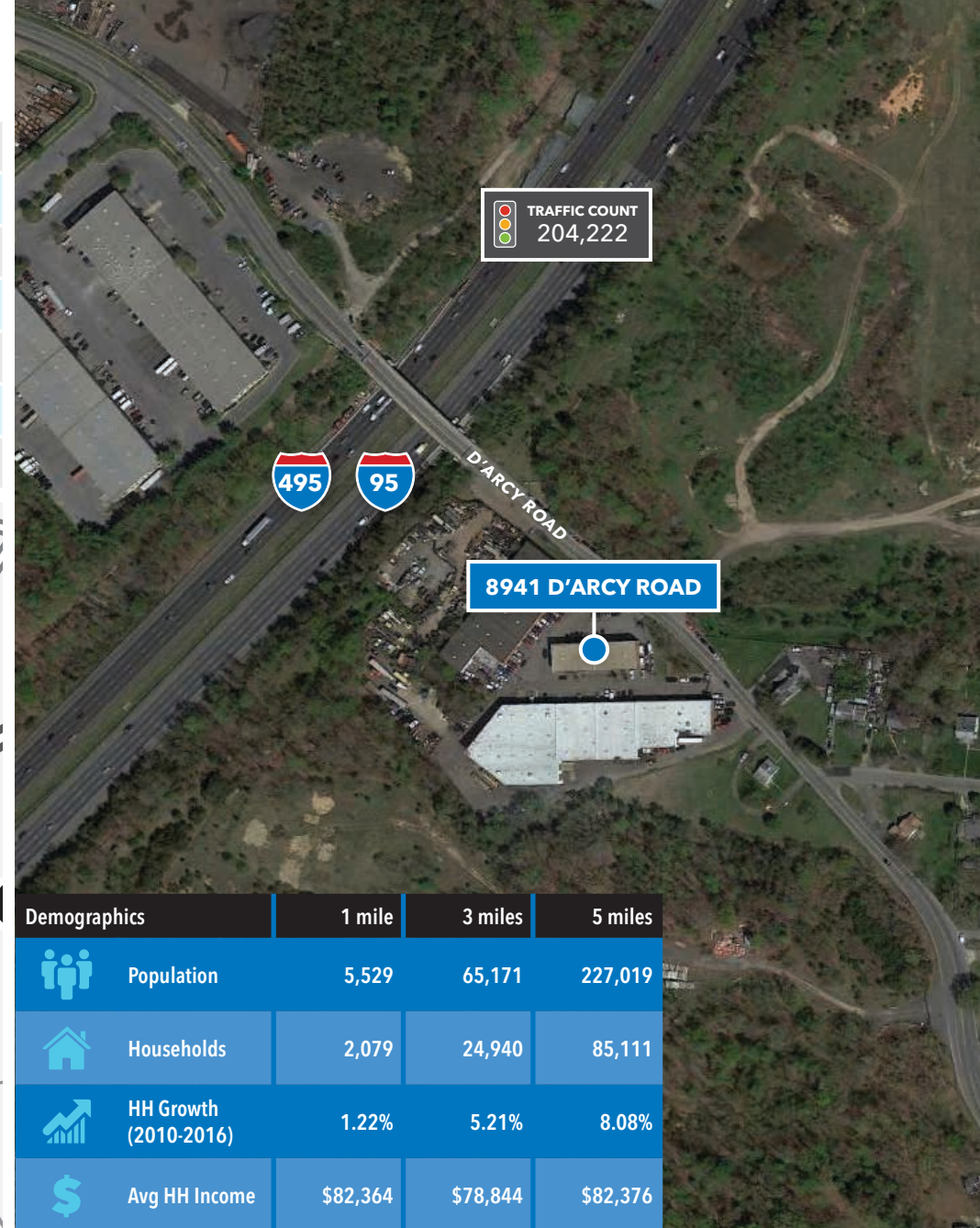
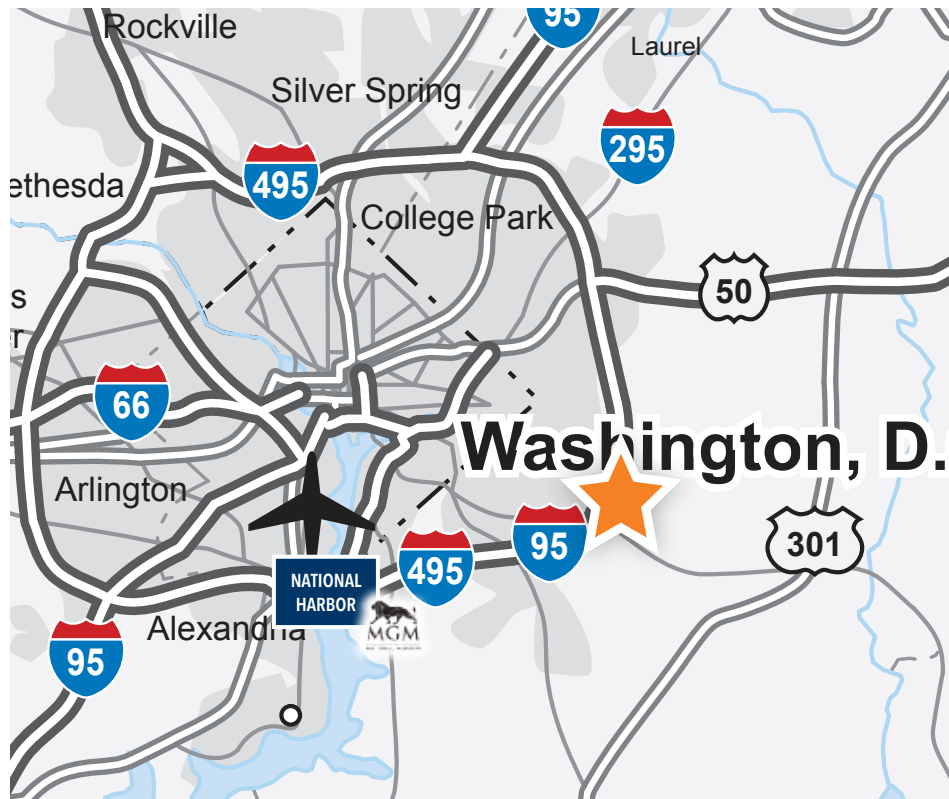
Columbia, MD 21046

443.285.0770 • www.transwestern.com



PROPERTY DETAILS

LOT SIZE	Approximately 0.66 acres
EXISTING BUILDING	7,500 SF, constructed 1969
CEILING HEIGHT	14' - 16'
DOCK DOORS	2
CONSTRUCTION SPECIFICATIONS	Brick/block
ELECTRICAL SERVICE	200 amps
UTILITIES	Public water, sewer



Demographics	1 mile	3 miles	5 miles
Population	5,529	65,171	227,019
Households	2,079	24,940	85,111
HH Growth (2010-2016)	1.22%	5.21%	8.08%
Avg HH Income	\$82,364	\$78,844	\$82,376



7160 Columbia Gateway Drive, Suite 210
Columbia, MD 21046
443.285.0770 • www.transwestern.com

8941 D'ARCY ROAD
UPPER MARLBORO, MD