



140,096 SF AVAILABLE

*6401 Foxley Road
Upper Marlboro, MD*

DELIVERING Spring 2025



JLL MID-ATLANTIC INDUSTRIAL - METRO DC

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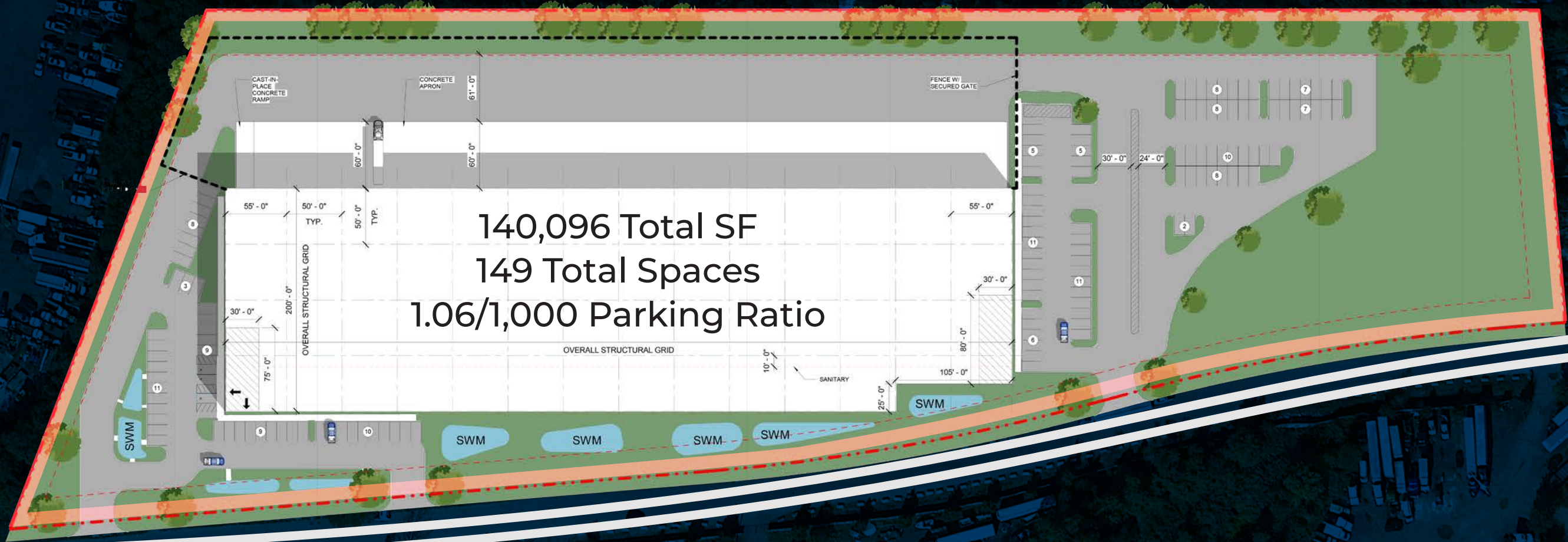
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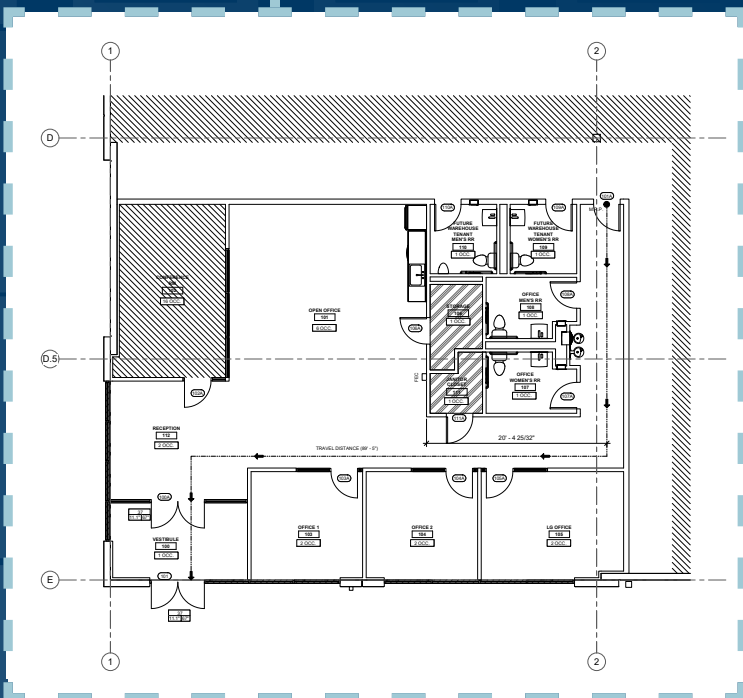
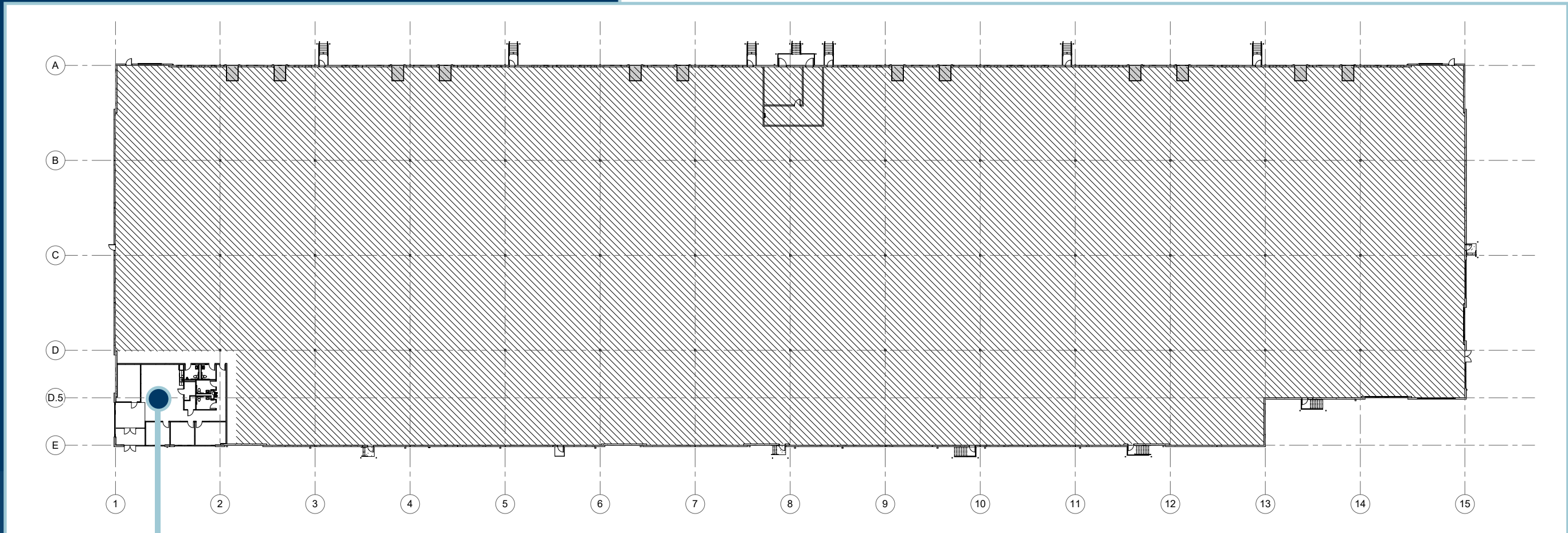
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140,096 Total SF
149 Total Spaces
1.06/1,000 Parking Ratio

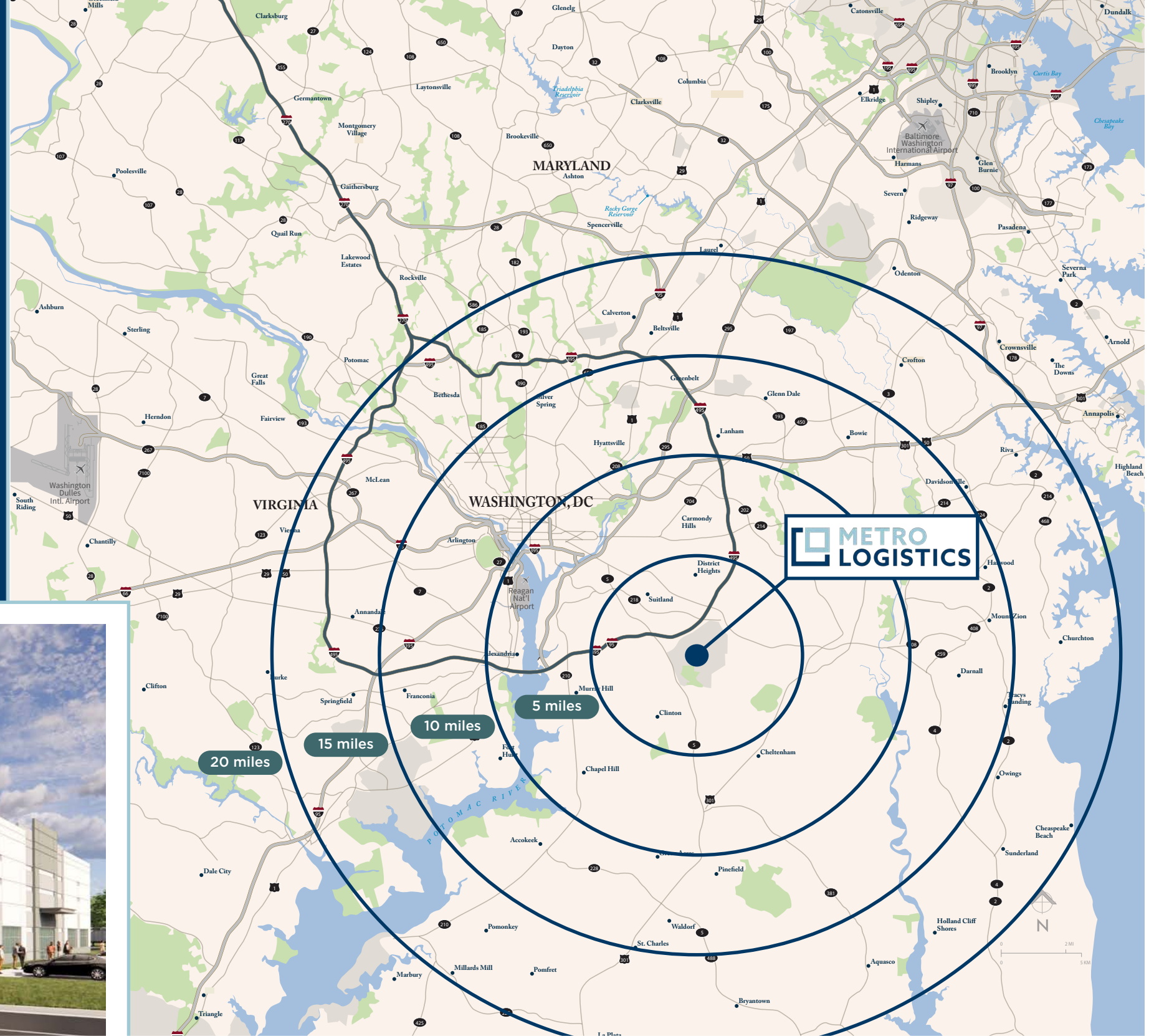
Foxley Road



- **140,096 SF**
Square Footage
- **710' x 200'**
Building Dimensions
- **50' x 50'**
Column Bay Sizing
- **32' clear**
Clear Height
- **149 spaces (1.06/1,000)**
Car Parking
- **121'**
Truck Court Depth
- **44**
Dock Doors
- **2**
Drive-in Doors
- **2400amp/480v**
Electrical Service
- **2,500 sf +/-**
Spec Suite

DEMOGRAPHICS

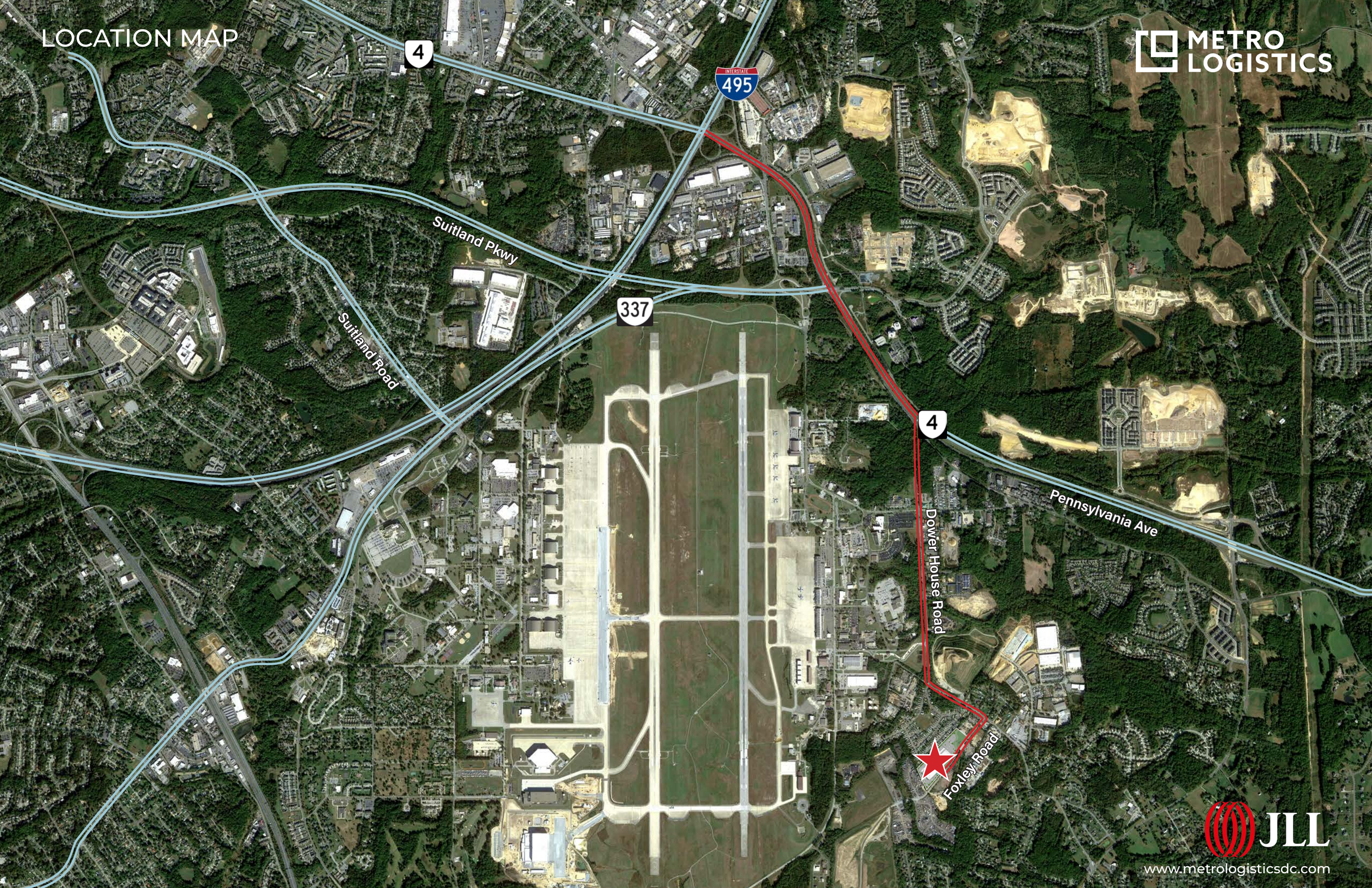
2023	5 miles	10 miles	15 miles	20 miles
Population Summary	143,474	691,311	1,975,813	3,052,282
Median HH Income	\$103,043	\$84,061	\$100,146	\$105,221
Per Capita Income	\$48,737	\$45,925	\$59,373	\$62,089
Median Age	39.5	38.5	37.1	37.8
Employed Population	74,417	347,155	1,119,493	1,707,429



4 miles to I-495	15 miles to Washington DC	17 miles to Woodrow Wilson Bridge	18 miles to Reagan National Airport	36 miles to Baltimore-Washington International Airport
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LOCATION MAP



LEED Certified



- **Solar-Ready Building**
- **Four EV Charging Stations**
- **Infrastructure to allow for doubling the building's electrical capacity**

Brownfield Revitalization Incentive Program



- **Eligible for 50% property tax credit for 5 years post-delivery**
- **An additional tax credit may be awarded abating 70% of property taxes**

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