



**4950**  
FROLICH LANE

**4900**  
FROLICH LANE

**4990 - 5100**  
FROLICH LANE

Frolich Lane

# Tuxedo Industrial Park

4900-5100 FROLICH LANE | HYATTSVILLE, MD 20781

**FOR SALE | FOUR-BUILDING INDUSTRIAL PORTFOLIO | 88,050 SF**





# Property Overview

Stream Realty Partners is pleased to present Tuxedo Industrial Park, four industrial buildings totaling 88,050 square feet in Hyattsville, Maryland, zoned IH (Industrial Heavy) in Prince George's County. IH zoned land inside the Capital Beltway is increasingly scarce, with available inventory continuing to decline. The project benefits from direct access to I-495, Washington DC, Reagan National, BWI, and Dulles airports, and sits within one of the most densely populated and economically productive metro areas in the country.

The project is currently 70% occupied by the current owner with the remaining portion being leased by multiple tenants providing in-place cash flow. The current owner is willing to execute a short-term sale-leaseback following closing, or vacate at closing for a purchaser looking to occupy. The combination of IH zoning, infill location, and seller flexibility makes this a notable opportunity for both investors and owner-users in a market where industrial product of this nature rarely becomes available.



## USER / INVESTMENT SALE OPPORTUNITY

### Addressess

4900 – 5100 Frolich Lane

### Year Built

1961, 1966, 1967, 1970

### City/State/Zip

Hyattsville, MD 20781

### Total Project Size

88,050 SF

### Site Size

3.5 Acres

### Clear Height

18' – 21'

### Loading

11 loading docks and 8 drive-ins

### Zoning (Prince George's County)

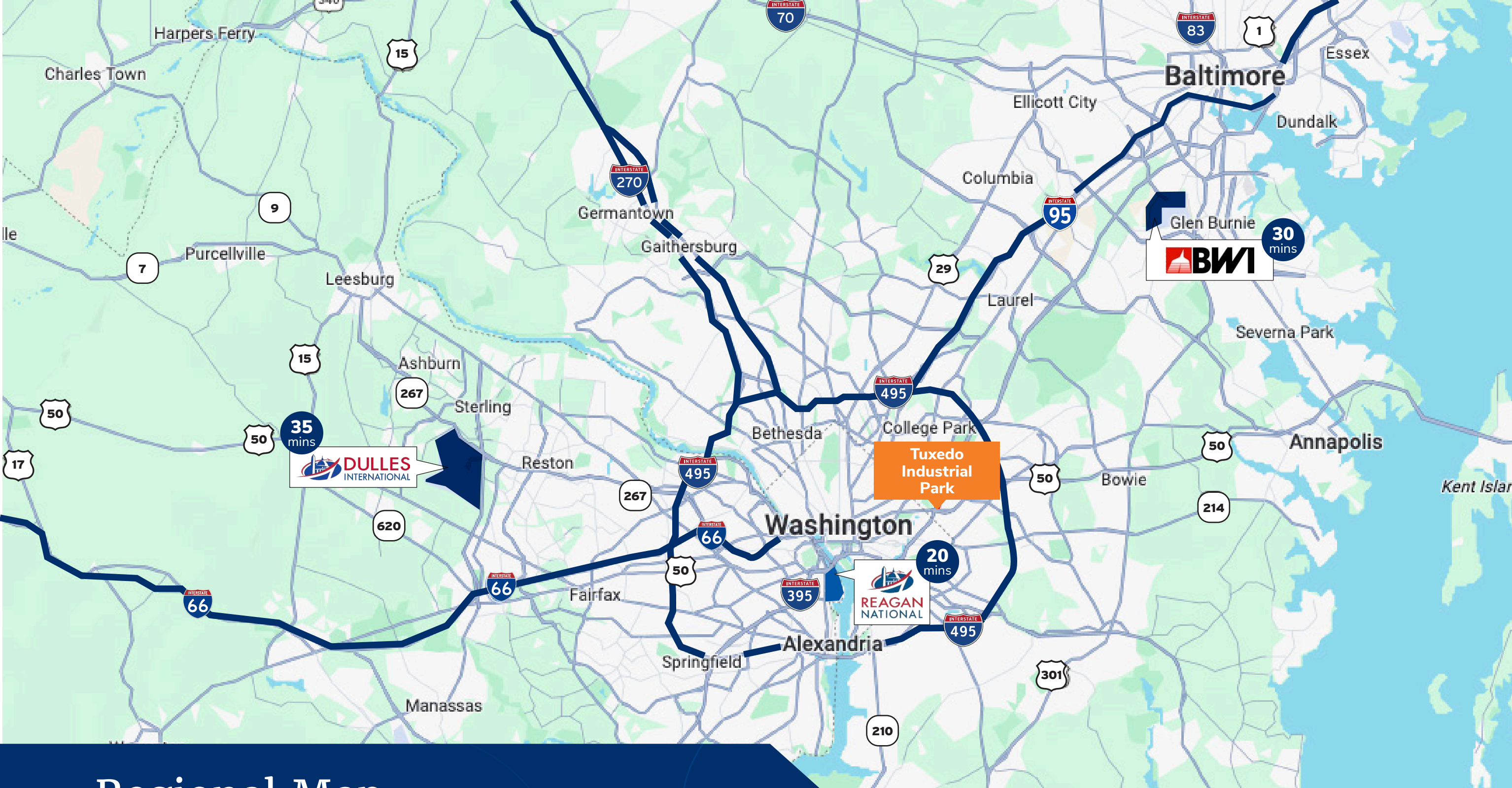
IH (Industrial Heavy)

### Occupancy

100% leased; current owner occupies 70% of project

### Potential short-term leaseback from seller

10,000 SF



# Regional Map

## LOCATION ADVANTAGES

- 1 Minute** US Route 50
- 5 Minutes** I-495 / Capital Beltway
- 10 Minutes** Washington DC
- 20 Minutes** Ronald Reagan Airport (DCA)

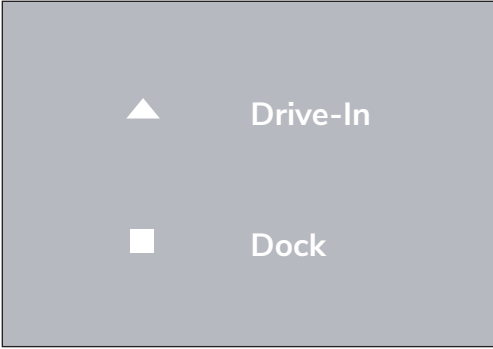
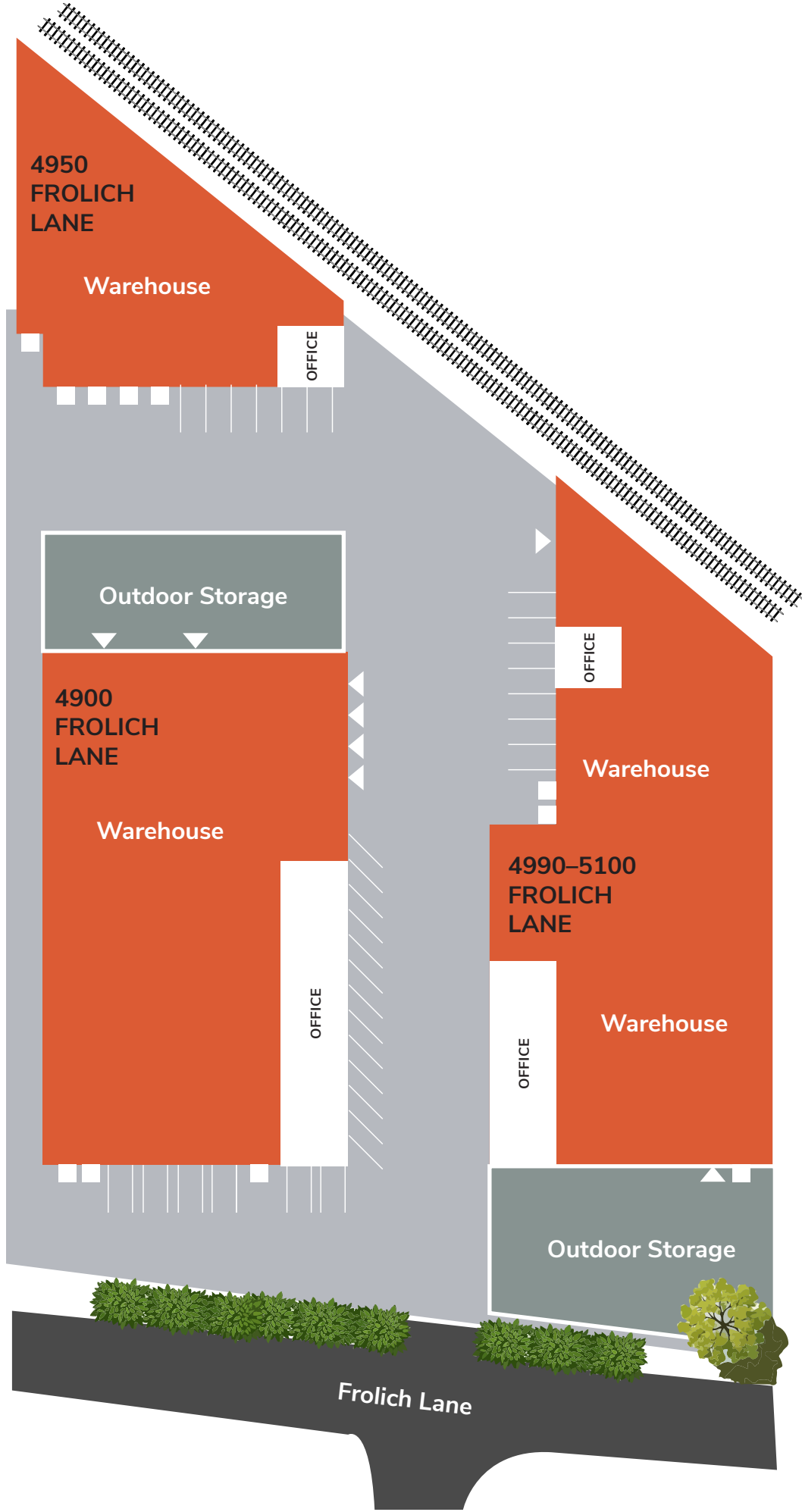
- 30 Minutes** Baltimore/Washington International Airport (BWI)
- 35 Minutes** Dulles International Airport (IAD)
- 40 Minutes** Port of Baltimore

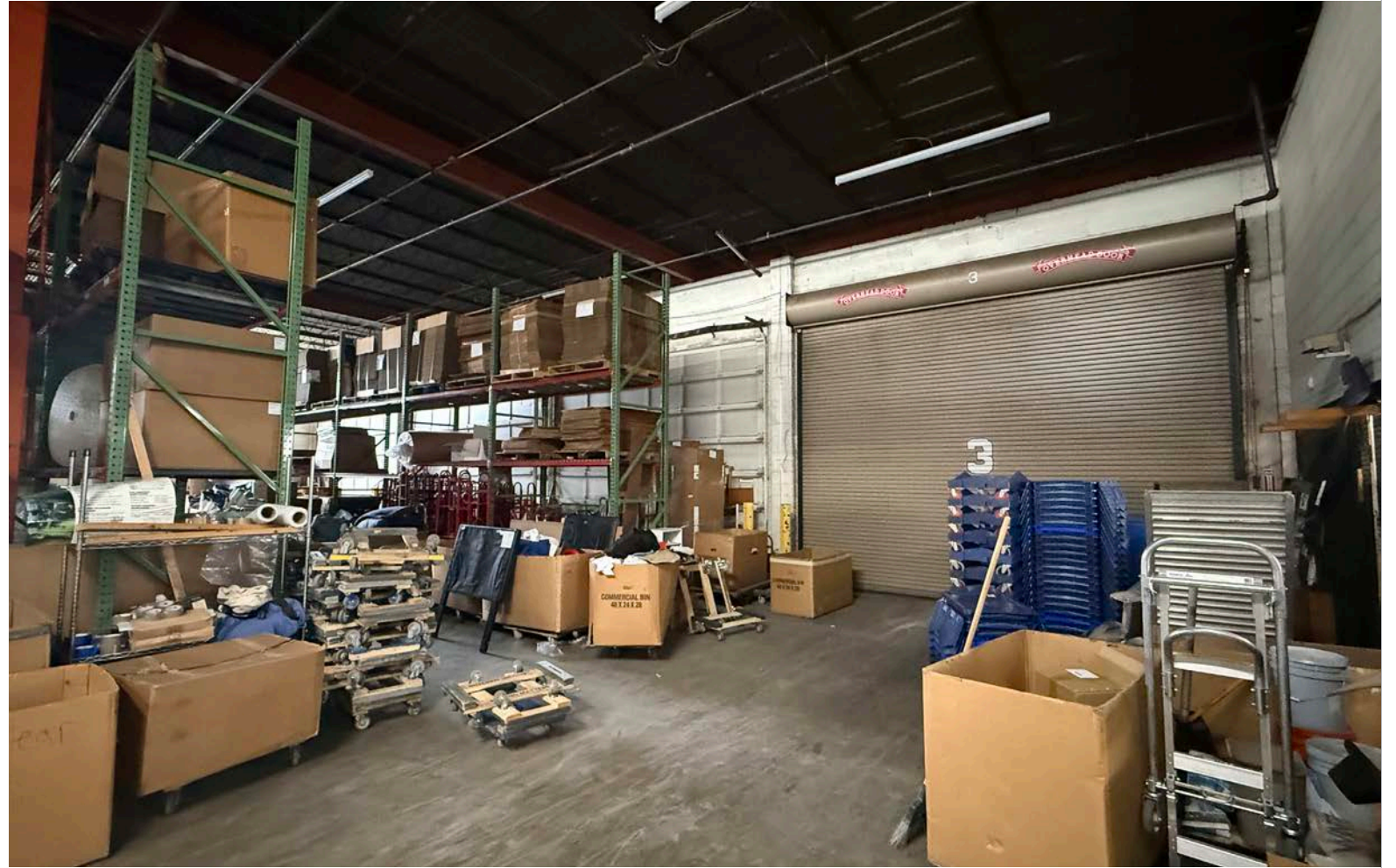
## NEARBY DISTRIBUTION NODES

- 5 Minutes** Cheverly Industrial Area
- 10 Minutes** New York Avenue Corridor
- 15 Minutes** Capitol Heights Industrial Cluster
- 20 Minutes** Northeast DC Distribution Network



# Site Survey







# WHY Prince George's County?

## OVERVIEW

Prince George's County is one of the Washington metropolitan area's largest and fastest-growing economic hubs, strategically positioned adjacent to Washington, DC with direct access to major transportation infrastructure throughout the DMV. Home to nearly one million residents, the county continues to attract investment across industrial, logistics, healthcare, government contracting, and technology sectors.

The county benefits from immediate connectivity to I-495, Route 50, the Baltimore-Washington Parkway, and multiple Metro lines, making it a critical distribution and workforce location for regional operators. Major employers including Joint Base Andrews, the University of Maryland, Kaiser Permanente, and Dimensions Healthcare continue to anchor long-term economic growth throughout the region.

Prince George's County has also emerged as one of the region's strongest industrial and last-mile logistics markets, fueled by infill positioning, dense surrounding population centers, and limited available industrial supply near Washington, DC.

## STATS



**\$98,000**

AVERAGE HOUSEHOLD INCOME (2024)



**#1**

MOST POPULOUS COUNTY IN MARYLAND



**967,000**

POPULATION



IMMEDIATE ACCESS TO WASHINGTON, DC + THE CAPITAL BELTWAY

## TOP EMPLOYERS



**HOME TO THE REGION'S MOST STRATEGIC INFILL LOGISTICS CORRIDORS**

SERVING WASHINGTON, DC, NORTHERN VIRGINIA, AND CENTRAL MARYLAND

# Zoning | Permitted Uses

## IH (INDUSTRIAL, HEAVY) | PRINCE GEORGE'S COUNTY



### RURAL & AGRICULTURAL USES

Community Garden
Urban Agriculture
Nursery and garden center
Agriculture research facility
Equestrian center
Farm-based alcohol production
Farm market
Farm supply sales or farm machinery/implement sales, rental, or repair
Food hub
Riding stable
Sawmill
Arboretum or botanical garden, park or greenway, or public water-oriented rec/edu area



### PUBLIC, CIVIC & INSTITUTIONAL USES

Antenna
Broadcasting studio and newspaper/periodical publishing
Tower, pole, or monopole
Cultural facility
Emergency services facility
Place of worship (all types/sizes)
Driving school
Vocational or trade school
Medical or dental office or lab
Park and ride facility
Parking facility
Parking of commercial vehicles
Transit station or terminal
Solar energy systems, large-scale
Public utility uses or structures, major
Public utility uses or structures, minor
Wind energy conversion system, large-scale



### COMMERCIAL USES

Adult book or video store
Adult entertainment
Animal shelter
Pet grooming establishment
Veterinary hospital or clinic
Art gallery
Art, photography, music, dance, yoga, pilates, or martial arts studio/schools
Manufacturing, artisan or maker
Qualified data center
All other business support service uses
Alcohol production facility small-scale; shared kitchen; restaurant, quick-service (without drive-through)
Catering or food processing for off-site consumption
Contractor's office
Office, general business and professional
Office park
Club or lodge, private
Rifle, pistol, or skeet shooting range: indoor
Automated teller machine (ATM), freestanding
Bank or other financial institution
Cannabis dispensary
Cannabis micro-dispensary
Convenience store
Farmers' market
Food and market hall
Commercial fuel depot
Commercial vehicle repair and maintenance
Commercial vehicle sales and rental / personal vehicle sales and rental
Heavy equipment sales, rental, servicing, or storage
Personal vehicle repair and maintenance
Taxi or limousine service facility
Vehicle parts or tire store
Vehicle paint finishing shop and vehicle or trailer storage yard
Vehicle towing and wrecker service
Boat storage yard
Nightclub



### INDUSTRIAL USES

Sand and gravel wet-processing
Bulk storage of gasoline
Contractor's yard / photographic processing plant
Dry-cleaning, laundry, or carpet-cleaning plant
Fuel oil or bottled gas distribution
Printing or similar reproduction facility / small engine repair shop
Research and development
Slaughterhouse
Alcohol production facility, large-scale
Beverage bottling
Cannabis processor
Cannabis micro-processor
Concrete or brick products manufacturing
Heavy armament fabrication
Heavy armament fabrication
Manufacturing, assembly or fabrication, heavy
Paper and paperboard products
Cold storage plant or distribution warehouse
Consolidated storage
Motor freight facility
Outdoor storage (as principal use)
Storage warehouse
Warehouse showroom
Composting facility
Paper recycling collection center
Recycling collection center
Commercial vehicle sales and rental / personal vehicle sales and rental
Recycling of non-ferrous metals
Recycling plant
Solid waste processing facility
Food or beverage distribution at wholesale
All other wholesale uses

# Ingress / Egress



Tuxedo Industrial Park

Baltimore-Washington Parkway

201

Frollich Lane

201

Creston St

51st St Pl

51st St Pl

Tuxedo Rd

I-495 | 20 Minute Drive



50

50

2 Minute Drive | 0.5 miles  
Route 50

Washington DC | 15 Minute Drive





# POSITIONED FOR REGIONAL ACCESS

Strategically positioned to serve the entire DMV through immediate highway connectivity and efficient regional access



Immediate access to MD-201, Route 50, and the Baltimore-Washington Parkway (MD-295)



Positioned minutes from I-495 / Capital Beltway connectivity



Efficient ingress and egress supporting regional distribution and service operations



Convenient truck access to major freight corridors and regional logistics nodes



Strong regional connectivity to Northern Virginia, Baltimore, and downtown DC



High visibility and connectivity within one of Prince George's County's most established industrial corridors



Surrounded by dense population centers and labor pools



Accessible to Reagan National Airport, BWI Airport, and major intermodal infrastructure

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## For More Information

**Andrew Hassett**

703.705.2921

[andrew.hassett@streamrealty.com](mailto:andrew.hassett@streamrealty.com)

**Lukas Stanat**

202.730.8890

[lukas.stanat@streamrealty.com](mailto:lukas.stanat@streamrealty.com)