

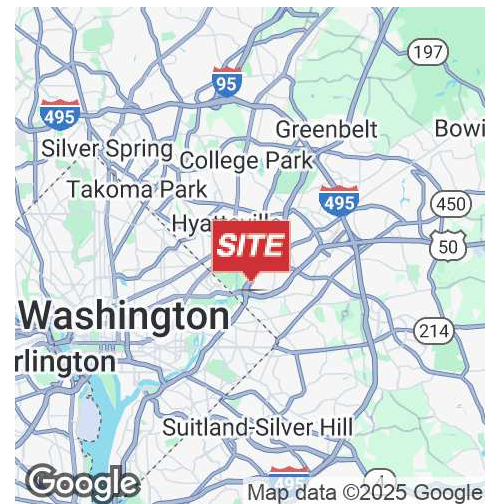
INDUSTRIAL PROPERTY FOR LEASE



5010 CRESTON ST Hyattsville, MD 20781

PROPERTY HIGHLIGHTS

- 15,428 SF warehouse
- Rare I-H (Heavy Industrial) zoning
- Three oversized drive-in doors (12'x14')
- 19'2" clear ceiling height
- 2,700± SF of existing office space with kitchen
- Fully sprinklered
- 400 amps of power
- Located on fenced, paved, secured lot totaling 23,086± SF of land
- Closest industrial park to Washington DC, ideally located to serve Maryland, District of Columbia, and Northern Virginia
- Quick access to the Route 50 (New York Avenue), the Baltimore-Washington Parkway, the Capital Beltway (I-495), and Metro stations



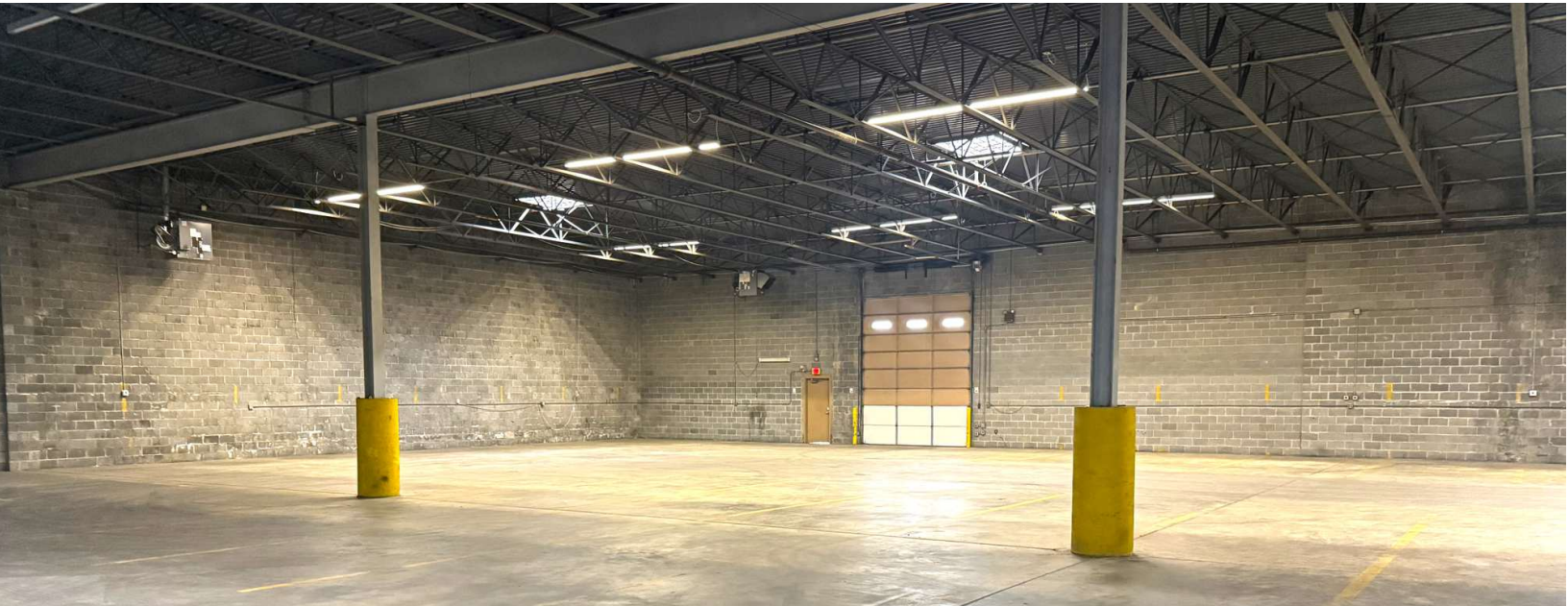
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Industrial Property For Lease
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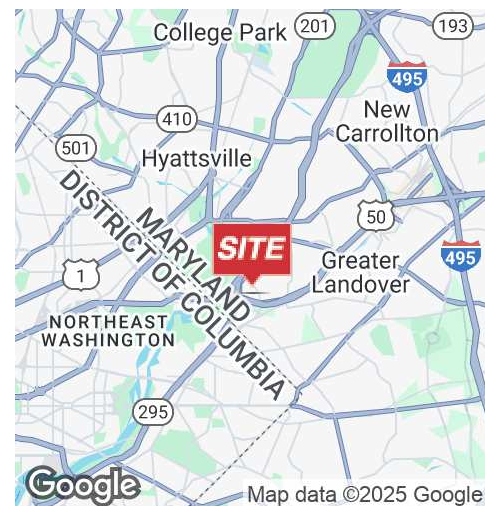
INDUSTRIAL LAND FOR LEASE



2401 51ST PLACE Hyattsville, MD 20781

PROPERTY HIGHLIGHTS

- 0.71± acres (30,928± SF land)
- Fenced and graveled yard
- Zoned IH (Heavy Industrial)
- Ideal for serving the District of Columbia, suburban Maryland, and Northern Virginia
- Excellent access to the Route 50 (New York Avenue), the Baltimore-Washington Parkway, the Capital Beltway (I-495), and Metro stations
- No existing utilities to site
- LEASE RATE: \$7,750 per month NNN



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

Industrial Land For Lease

2401 51ST PLACE, HYATTSVILLE, MD 20781

