

FOR LEASE | 3501 37TH STREET

Storage / Warehouse Space

3501 37TH ST, MT RAINIER, MD 20712

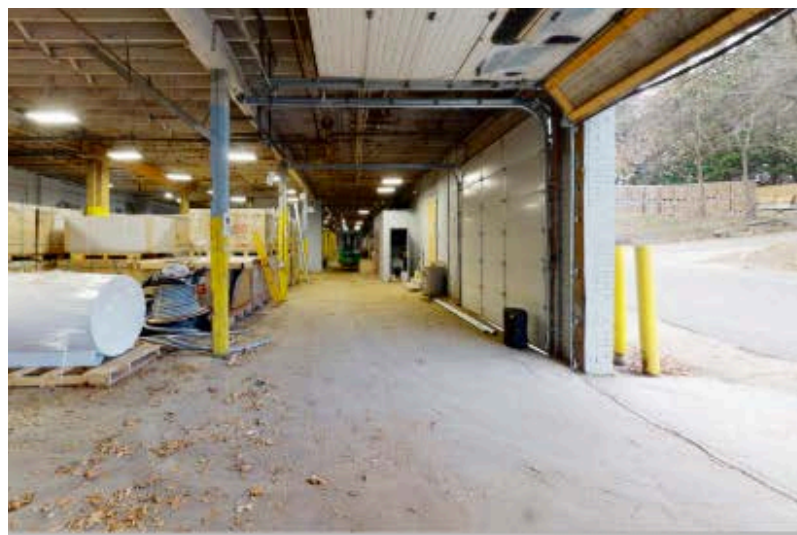


AREA SUMMARY

3501 37th Street is a well-located industrial site directly on DC / Maryland line in Mount Rainier, MD, offering immediate access to Eastern Avenue, MD-295, and US-50/New York Ave—immediate access to DC. The property is situated within both a Maryland Enterprise Zone and a federally designated Opportunity Zone, providing potential tax incentives for tenants and investors. Proximity to CSX rail lines, Metro stations (West Hyattsville & Hyattsville Crossing), and a strong regional labor pool make it ideal for logistics, service, or last-mile users.

PROPERTY SUMMARY

Space Available	5,000 - 15,000 SF
Timing	Immediately
Loading	2 Drive-Ins
Clear Height	15'
Parking	On-Site
HVAC	Heated
Zoning	Industrial Enterprise



4923 Bethesda Avenue, Suite 200
Bethesda, Maryland 20814
301-943-6274
www.advisoRE.com

ALEX ALPERSTEIN
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Alex@advisoRE.com

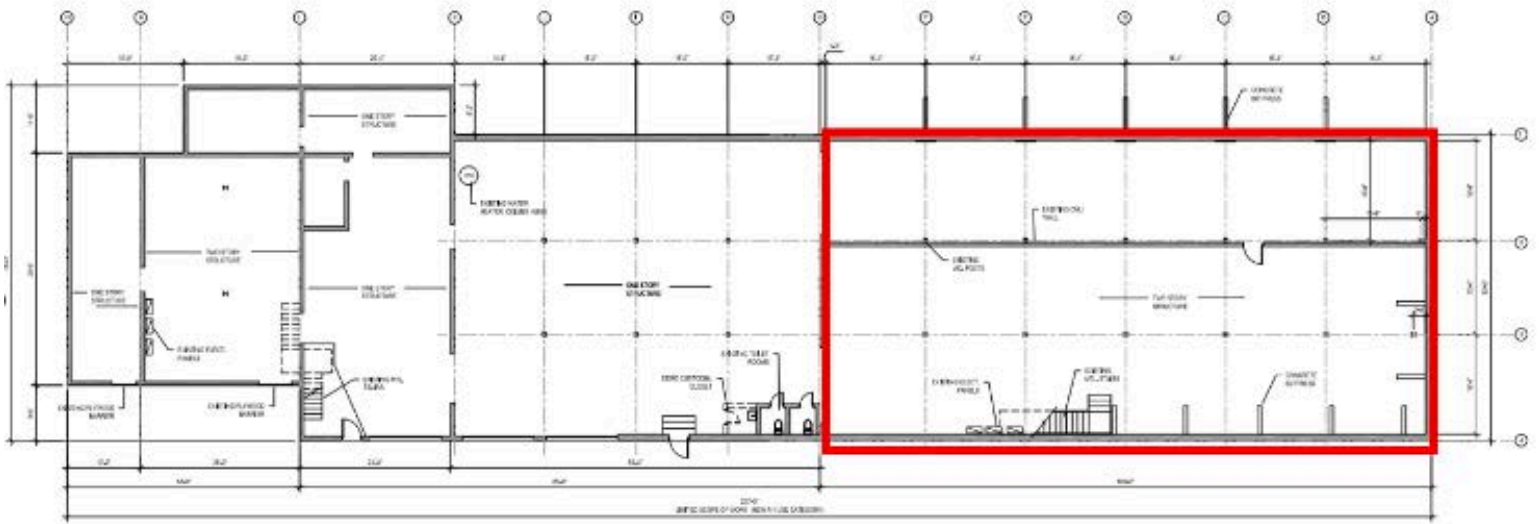
CLARK TURNER
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FLOOR PLAN



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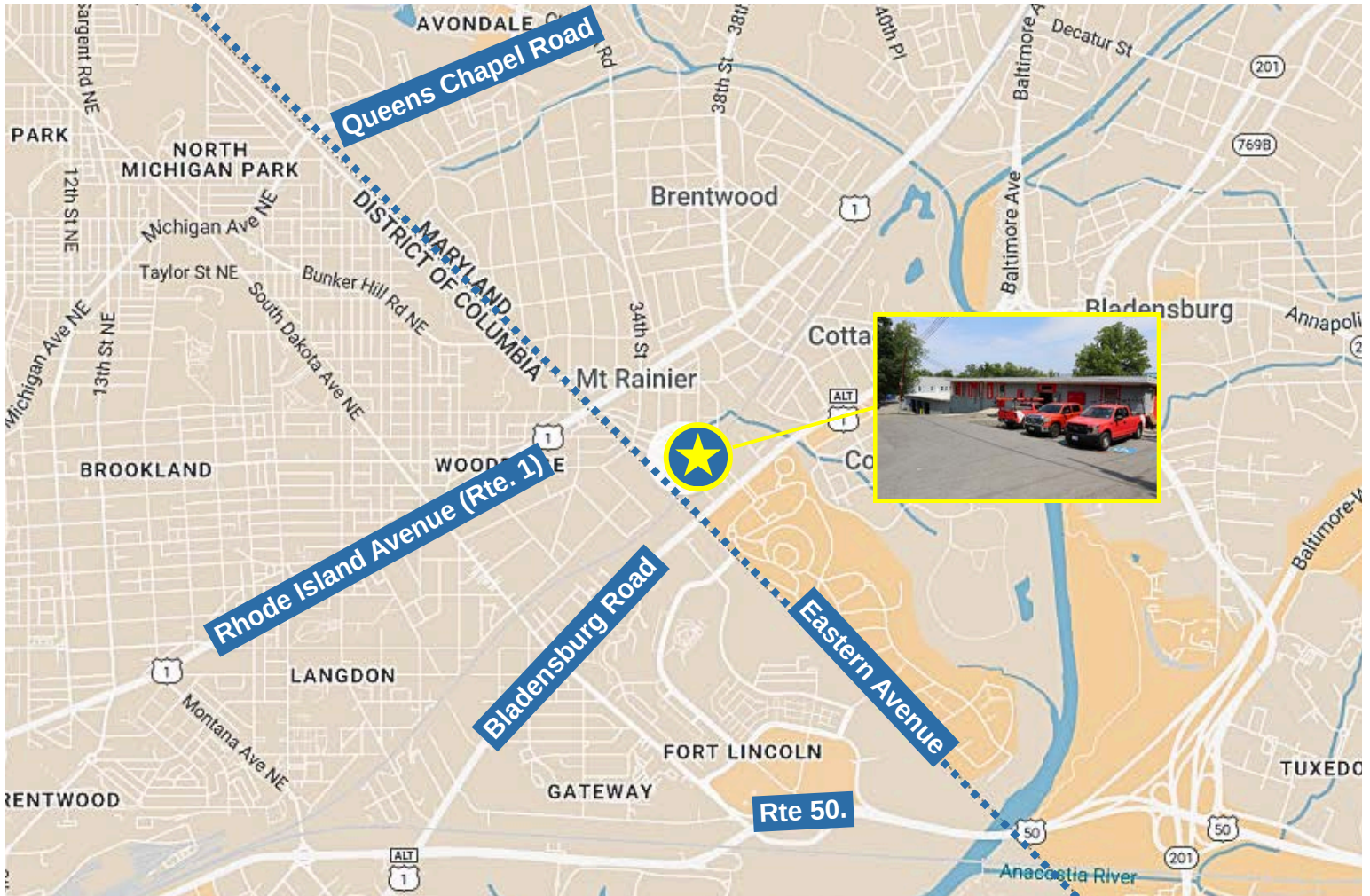
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VICINITY MAP



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