



FOR SALE OR LEASE

PROPERTY HIGHLIGHTS:

- **Building Size:** 29,091 SF
- **Purchase Price:** \$155 PSF
- **Lease Rate:** \$10.00 PSF, NNN
- **Year Built:** 1968
- **Land Area:** 1.16 acres
- **Ceiling Height:** 30' clear
- **Loading:** One (1) drive-in
- **Zoning:** I-2
- **Rail Line:** CSX
- **Utilities:** Heating
- **Access:** Direct access to Washington, D.C. and immediate access to major throughways (I-295, Route 50)
- **Improvements:** Recent Cap Ex. - includes a new roof
- **Parking:** 5 surface spaces available; 1.00/1,000 SF ratio

CHRIS KUBLER

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AARON CARROLL

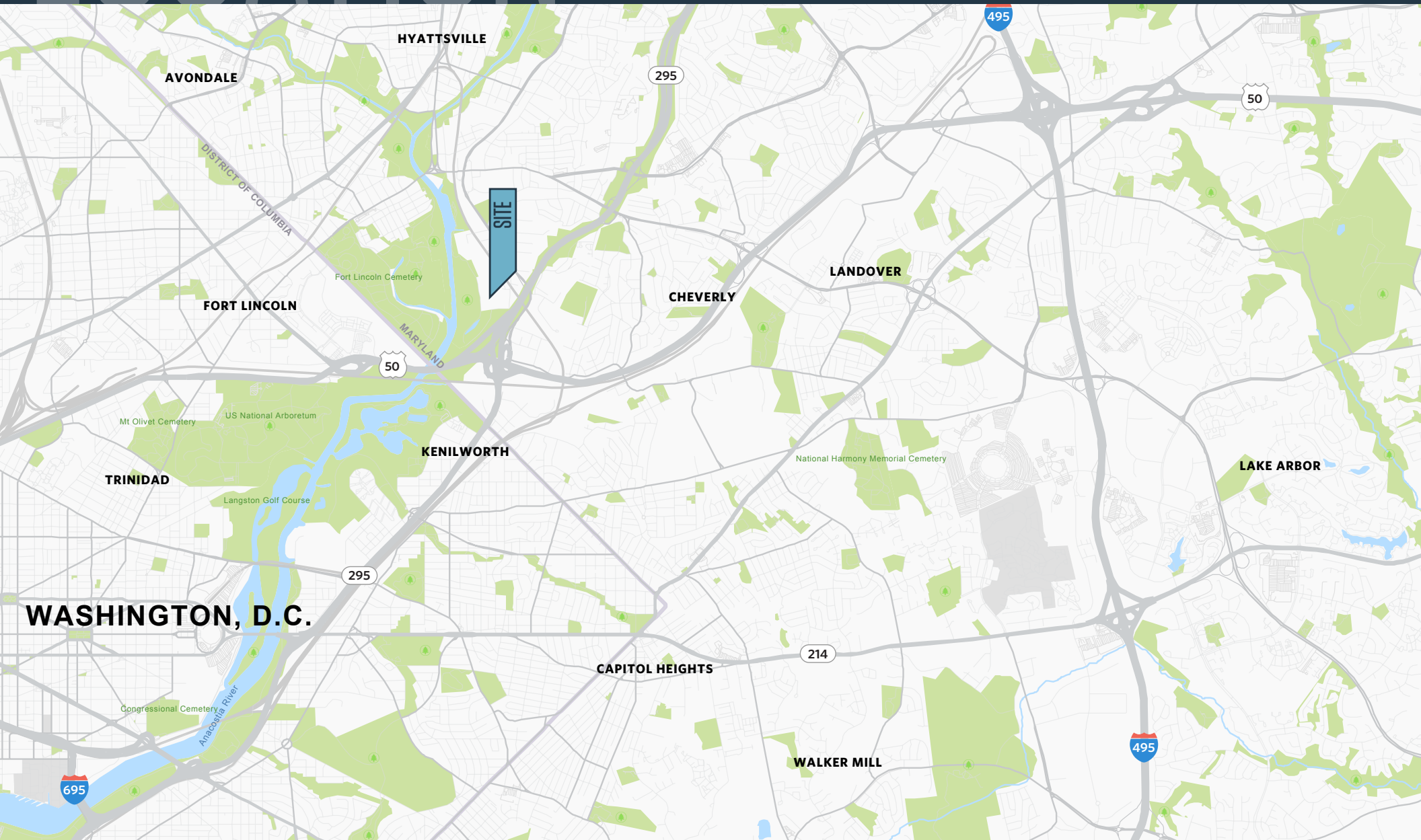
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LOCATION

52ND RAILROAD PARK

2801 52ND AVENUE, HYATTSVILLE, MD 20781, PRINCE GEORGE'S COUNTY



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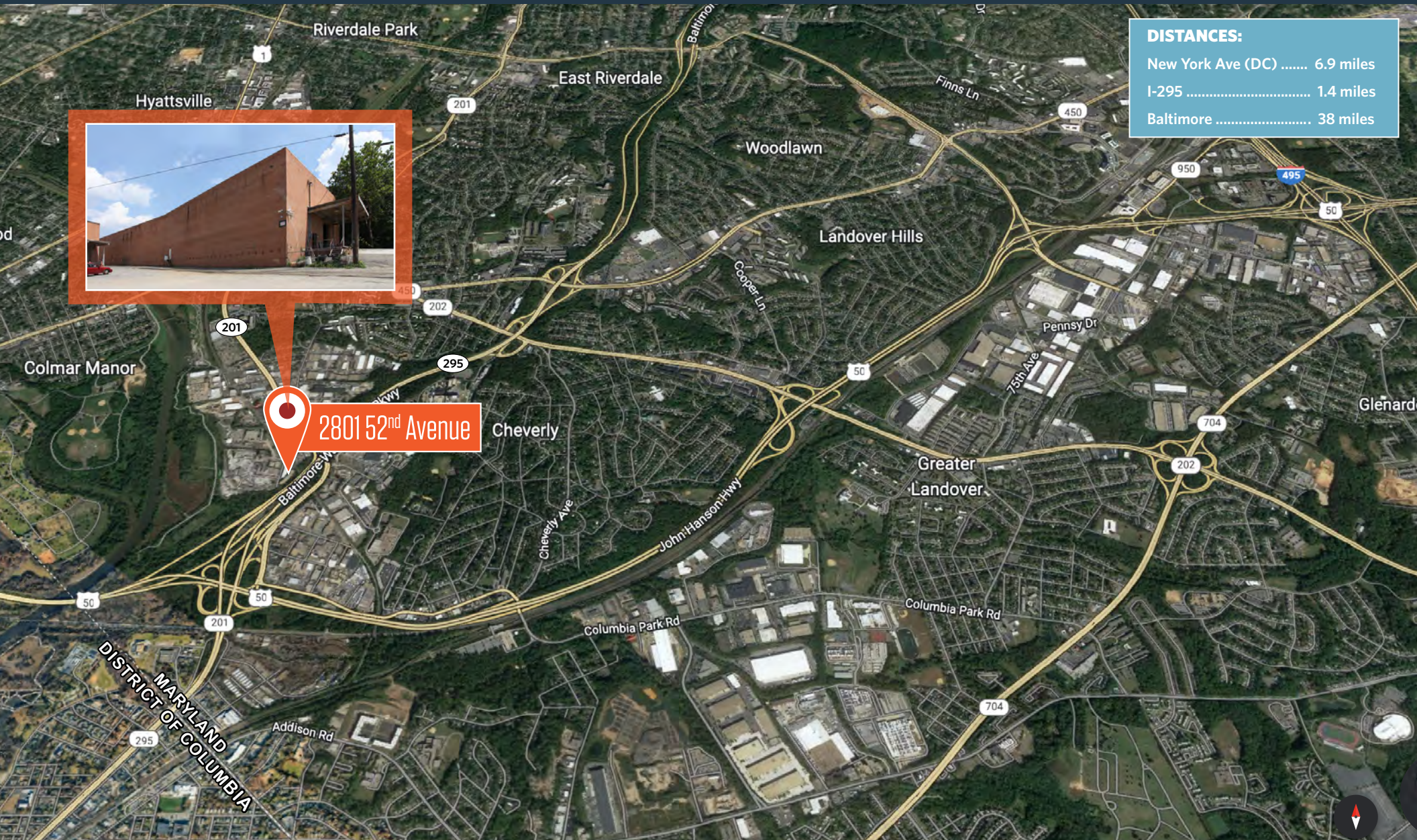
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AERIAL VIEW | 52ND RAILROAD PARK

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DISTANCES:

New York Ave (DC) 6.9 miles
I-295 1.4 miles
Baltimore 38 miles

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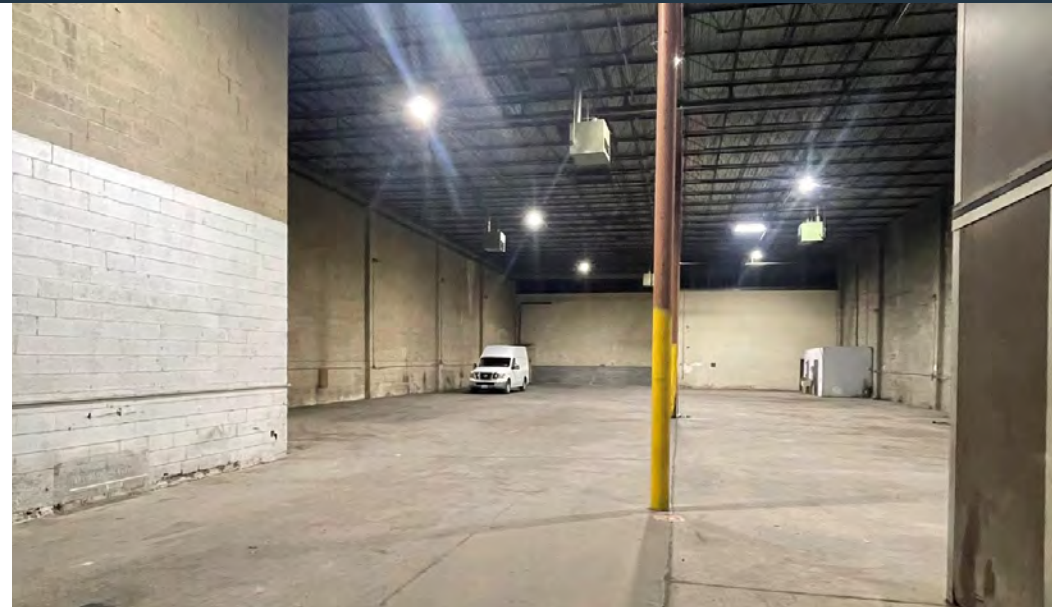
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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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