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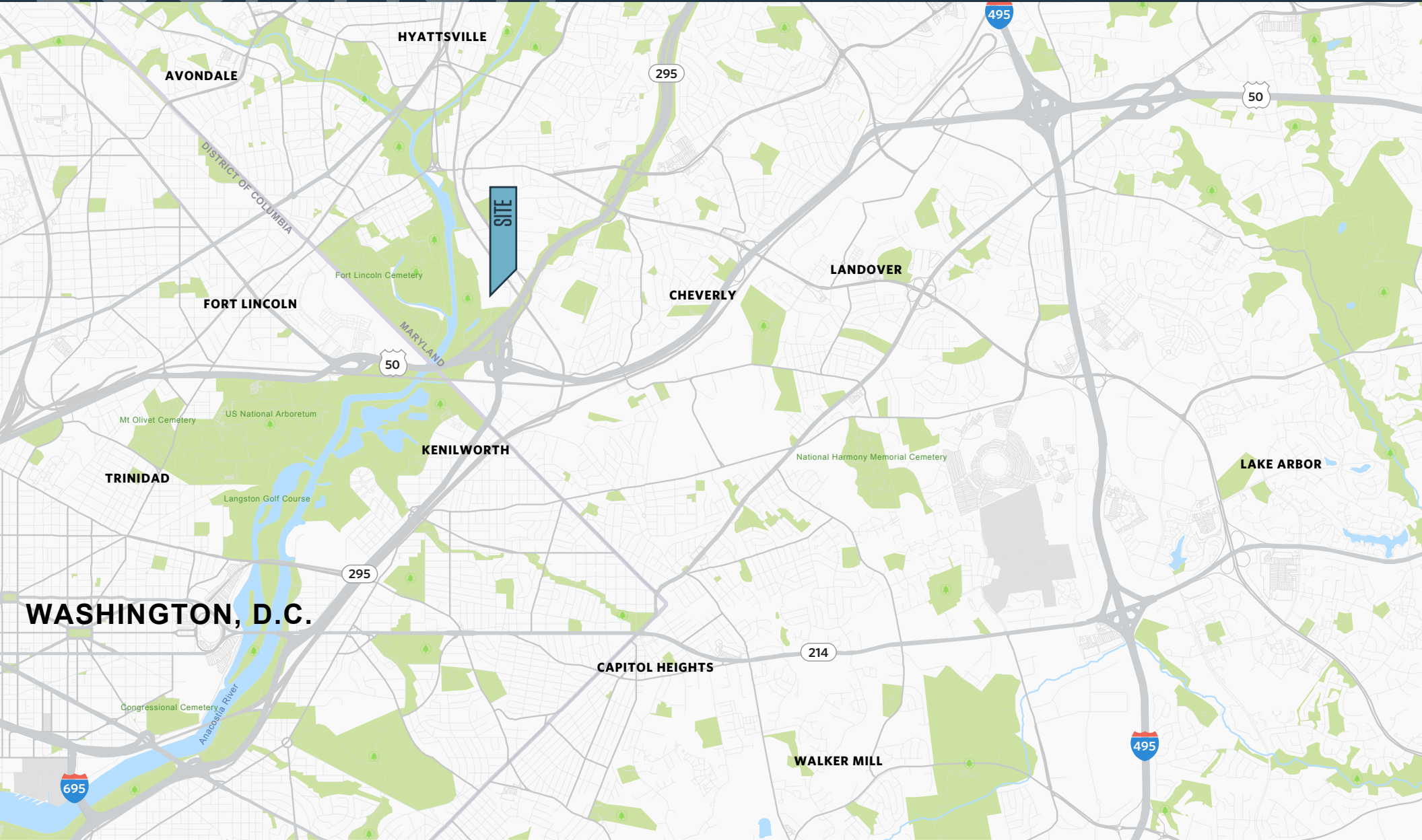
PROPERTY HIGHLIGHTS:

- **Building Size:** 25,141 SF
- **Available Space:** 12,500 SF
- **Lease Rate:** \$11.00 PSF, NNN
- **Year Built:** 1965
- **Land Area:** 1.02 acres
- **Ceiling Height:** 32' clear
- **Loading:** One (1) drive-in
- **Zoning:** IH (Heavy Industrial)
- **Rail Line:** CSX
- **Sprinklers:** Dry
- **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
- **Utilities:** Gas - Natural, Heating - Gas, Sewer & Water - City
- **Parking:** 10 surface spaces available; .391/1,000 SF ratio

LOCATION

52ND RAILROAD PARK

2803 52ND AVENUE, HYATTSVILLE, MD 20781, PRINCE GEORGE'S COUNTY



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AARON CARROLL

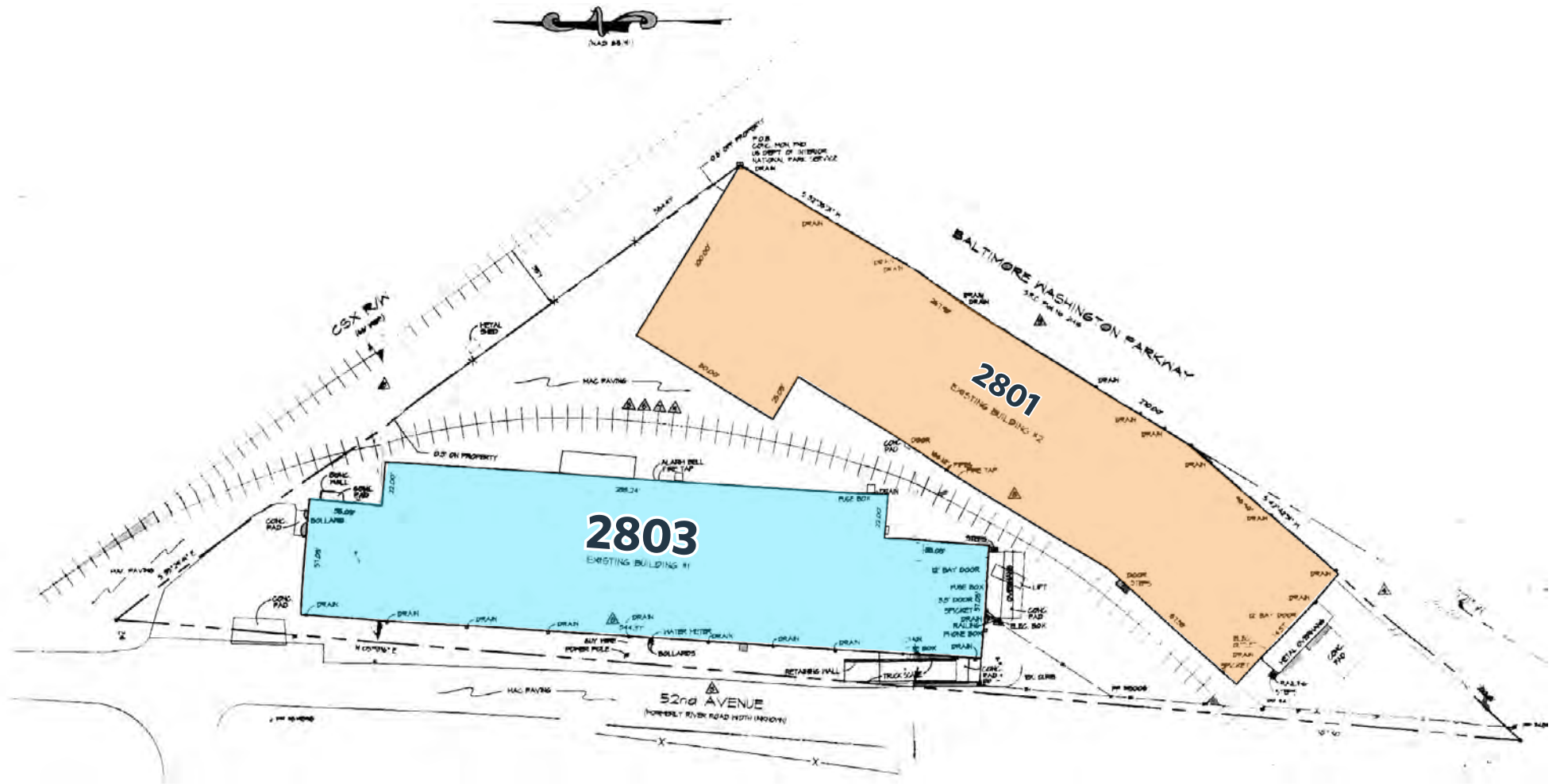
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SITE PLAN

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2803 52ND AVENUE, HYATTSVILLE, MD 20781, PRINCE GEORGE'S COUNTY



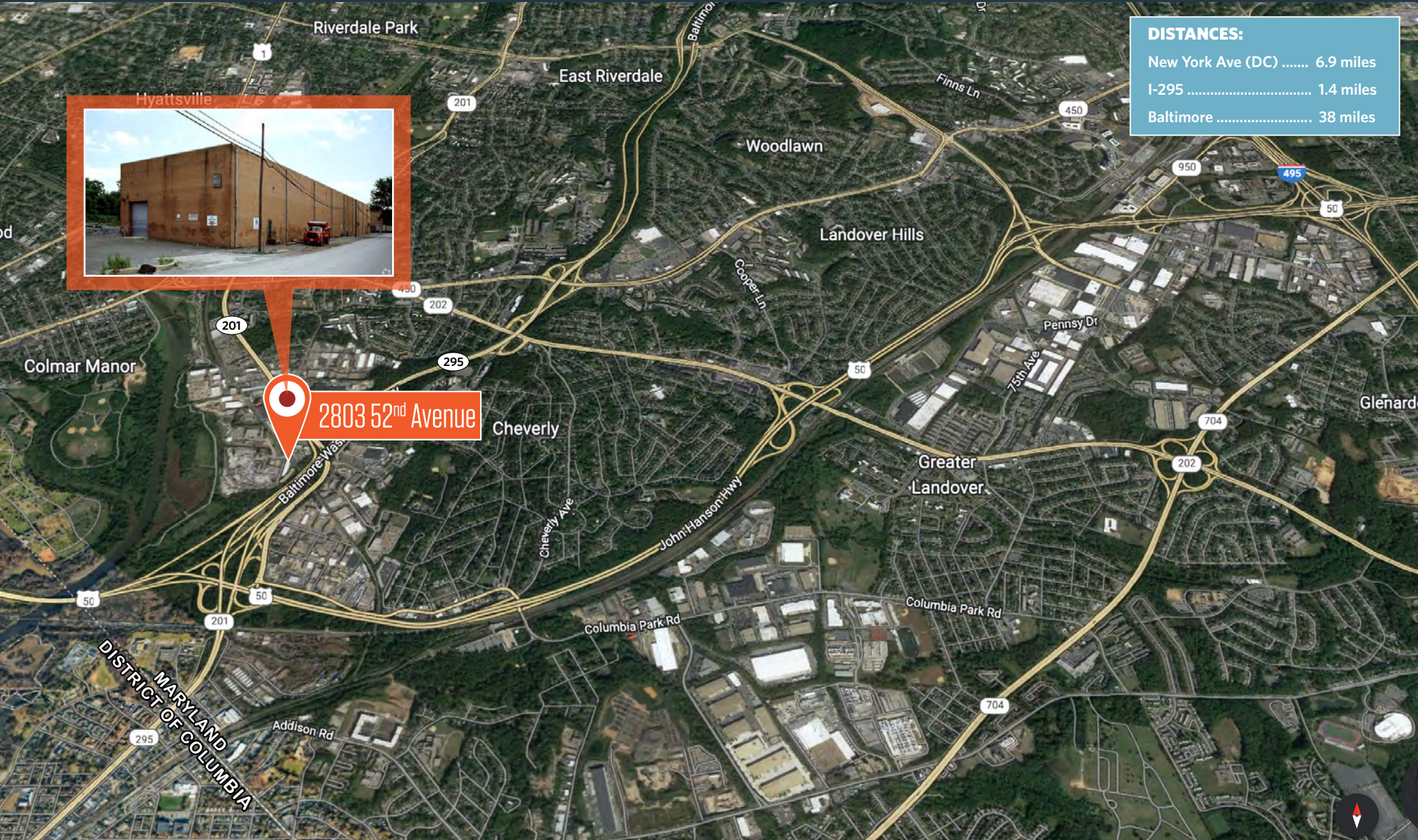
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AERIAL VIEW | 52ND RAILROAD PARK

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

2803 52nd Avenue

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PHOTOS

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