

**MONTH-TO-MONTH, OUTSIDE STORAGE USES WELCOME**

**FOR LEASE**

- Acres of Heavy Industrial Zoning Available
- Infill Location

- Perfect for Heavy Industrial & Laydown Uses
- Short Term Leases Welcome

## BUILDING A

- 72,000 SF industrial building on ~7 acres
- ~13' - 17' clear in warehouse area
- ~11% office finish
- Fully sprinklered; 100% air-conditioned
- Three dock-high loading doors; Ample drive-in loading can be added
- Predominantly I-2 (Heavy Industrial) Zoning
- Ample paved parking plus ~3 acre cleared additional land in front - possible additional parking or outside storage
- 3,000+ amps power
- \$10 million
- 100% air-conditioned

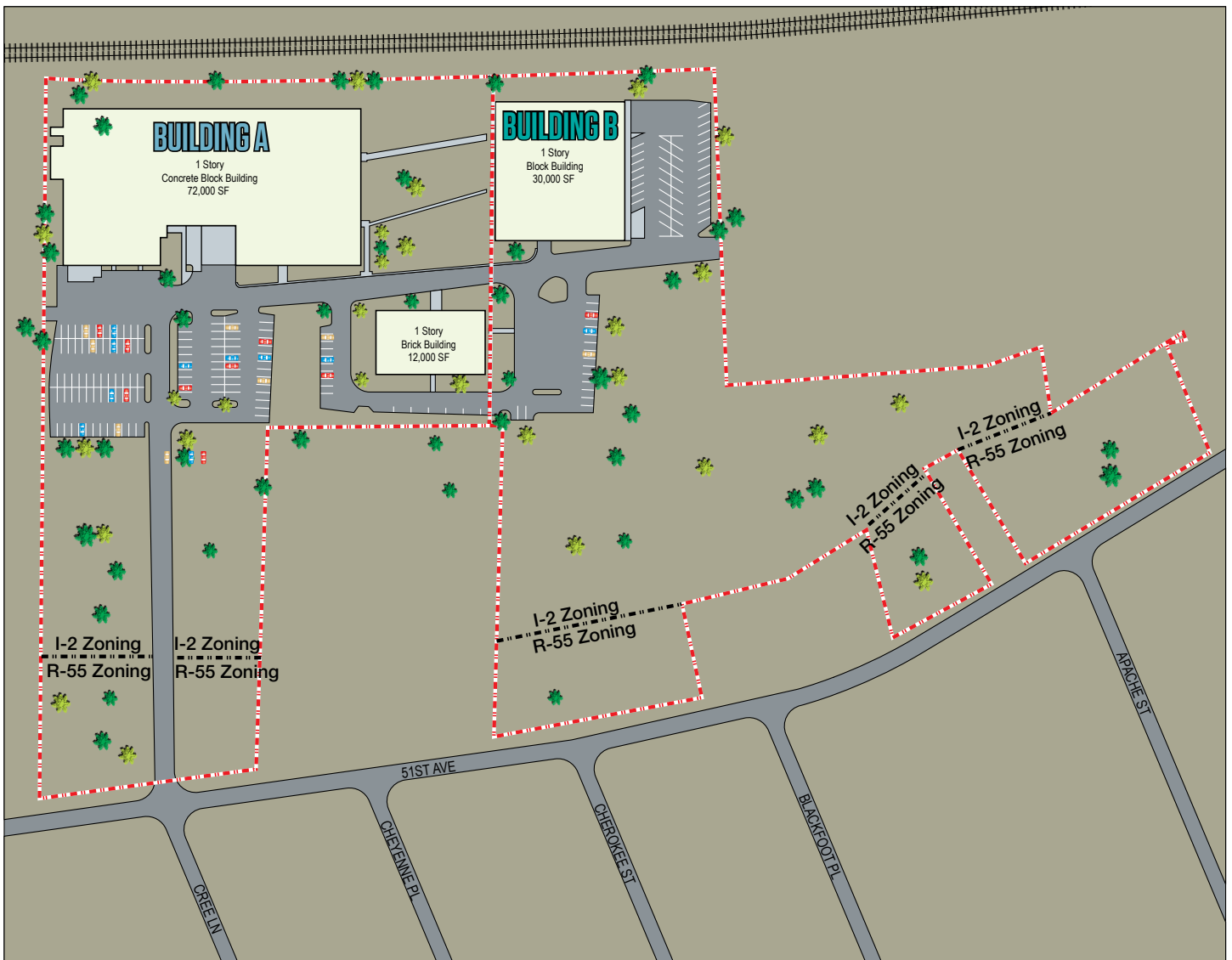
## BUILDING B

- ~30,000 SF warehouse building on ~9 Acres
- ~18' clear
- Restrooms in place, no existing office finish
- Partially conditioned
- Fully sprinklered
- Three dock-high loading doors; one existing drive-in door plus more can be added
- Predominantly I-2 (Heavy Industrial) Zoning
- Ample paved parking plus additional treed area available for additional parking or outside storage
- 1,800 amps power
- \$6 million

# 9207 51<sup>ST</sup> AVENUE

College Park, MD 20740 | Prince George's County

## SITE PLAN



\*\* The entire entrance driveway is zoned I-2.

## PHOTOS



12,000 SF Office Building



30,000 SF Warehouse (Building B)



72,000 SF Building (Building A)



72,000 SF Manufacturing Building (Building A)

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## MARKET AERIAL



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

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