



IDEAL CATERING / COMMERCIAL KITCHEN FACILITY!



15,912 SF User Purchase Opportunity On ~.9 AC

FOR SALE OR LEASE

AARON CARROLL

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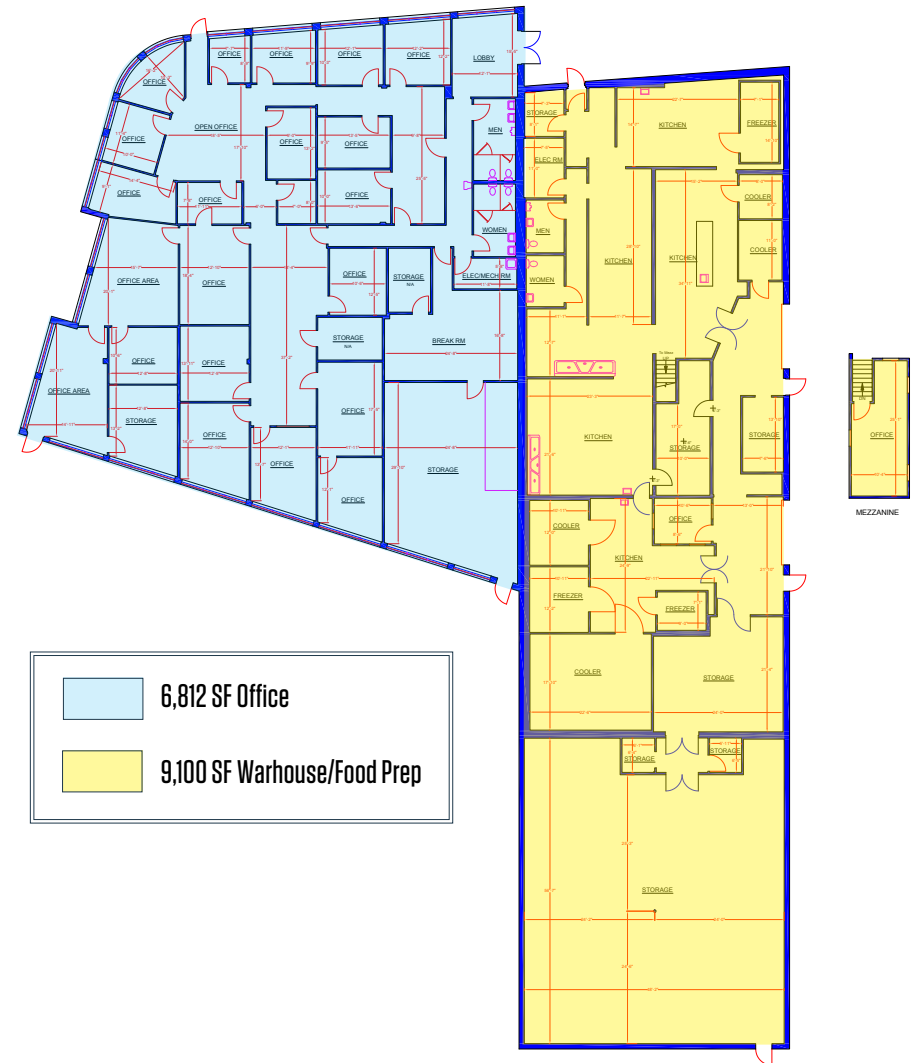
➤ 5105: 15,912 SQUARE FEET

- **Clear Height:** 16'
- **Warehouse:** 9,100 SF with kitchen and freezer / cooler
- **Office:** 6,812 SF
- **Loading:** Two (2) box-height docks (alteration possible)
- **Zoning:** I-E; Located in Opportunity Zone
- **Parking:** 28 surface spaces (.9 acres)
- **Former Use:** Catering/commissary kitchen operation
- **Exterior Construction:** Steel & metal framing with masonry walls
- **Roof:** EPDM with river rock & gravel ballast
- **Electric:** Two 200 amp panels for the office; the kitchen has 4 panels of 200 amp, 200 amp, 150 amp & 100 amp
- **Fire Protection:** Ansul fire protection system in kitchen

➤ 5107: 1,845 SQUARE FEET

- **Clear Height:** 18' clear warehouse bay
- **Loading:** Oversized drive-in
- **Restroom:** One (1)
- **Office:** One (1) small office

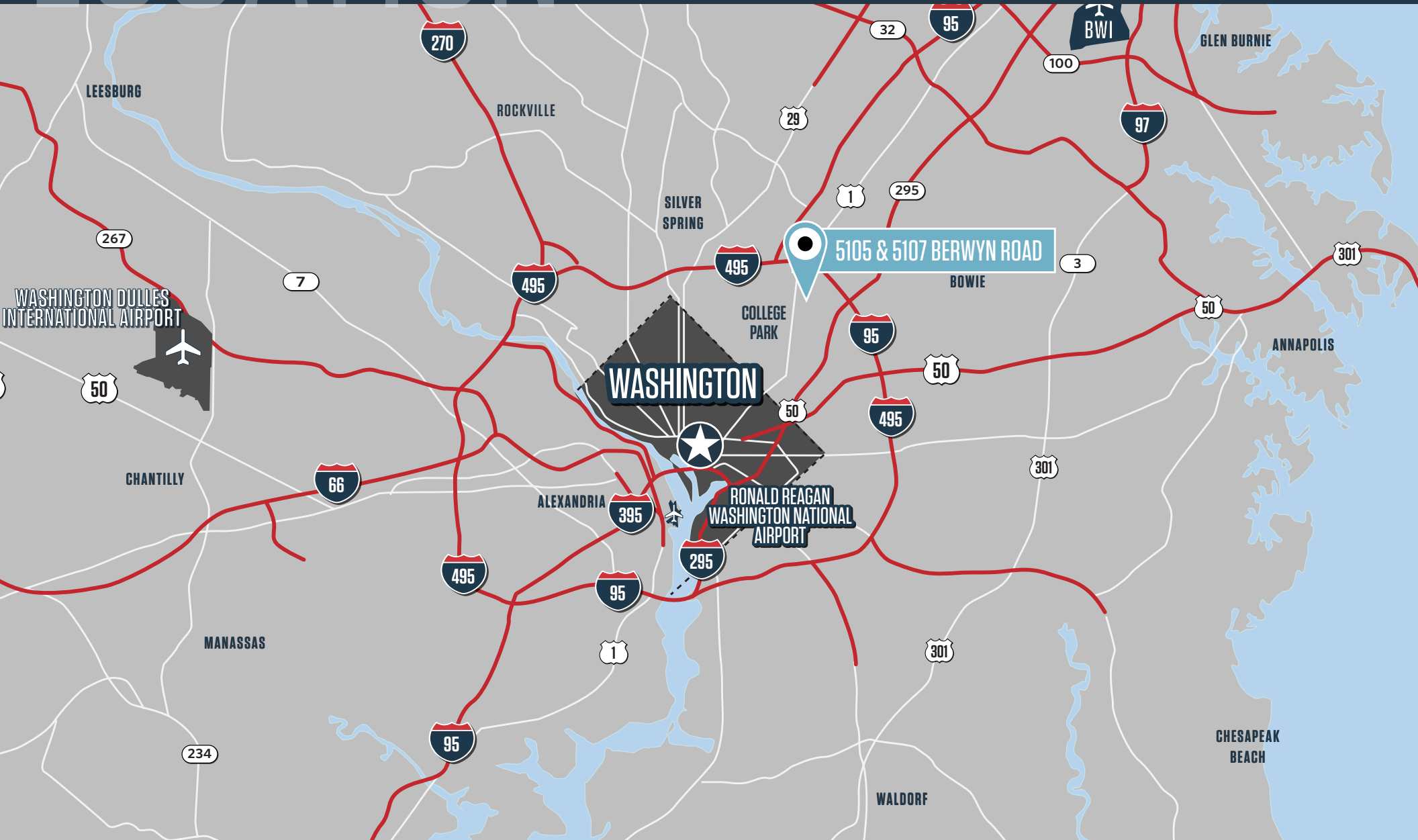
5105 FLOOR PLAN



LOCATION

BERWYN INDUSTRIAL BUSINESS PARK

5105 & 5107 BERWYN ROAD, COLLEGE PARK, MD 20740, PRINCE GEORGE'S COUNTY



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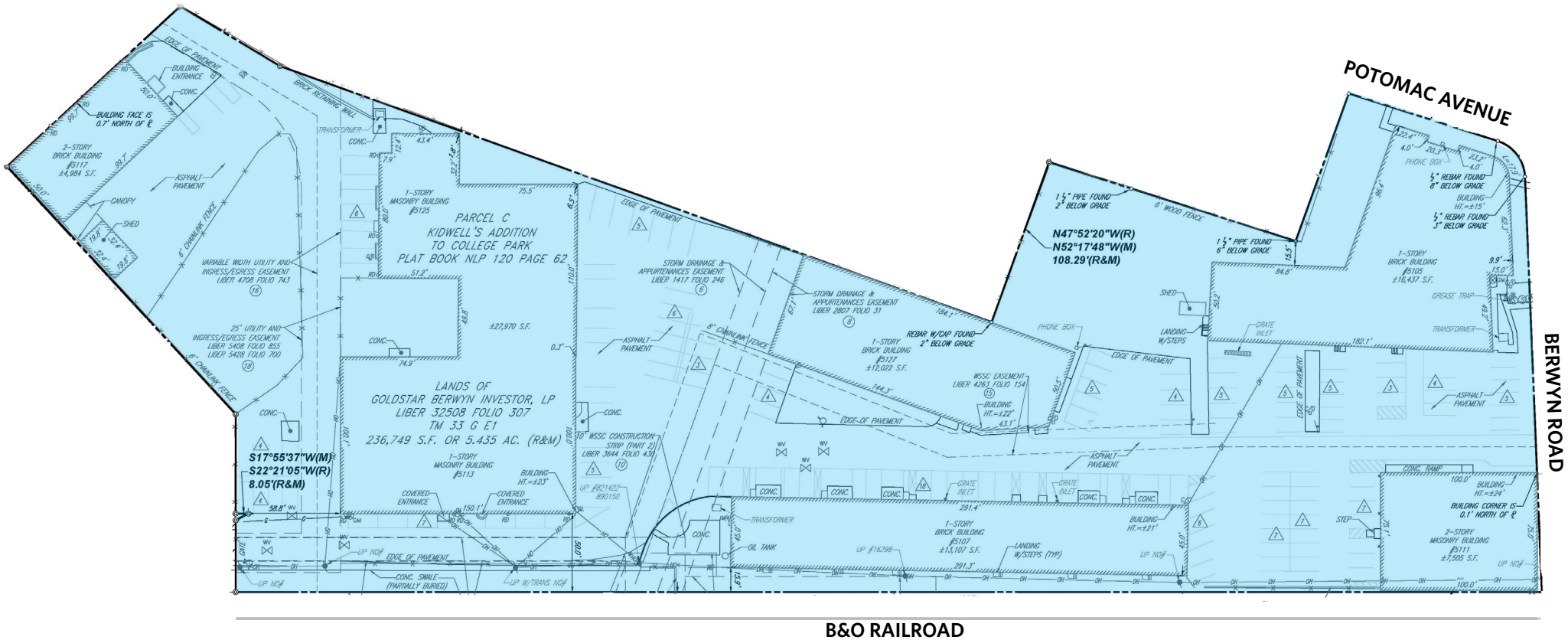


SITE PLAN

BERWYN INDUSTRIAL BUSINESS PARK

5105 & 5107 BERWYN ROAD, COLLEGE PARK, MD 20740, PRINCE GEORGE'S COUNTY

5105 BERWYN ROAD



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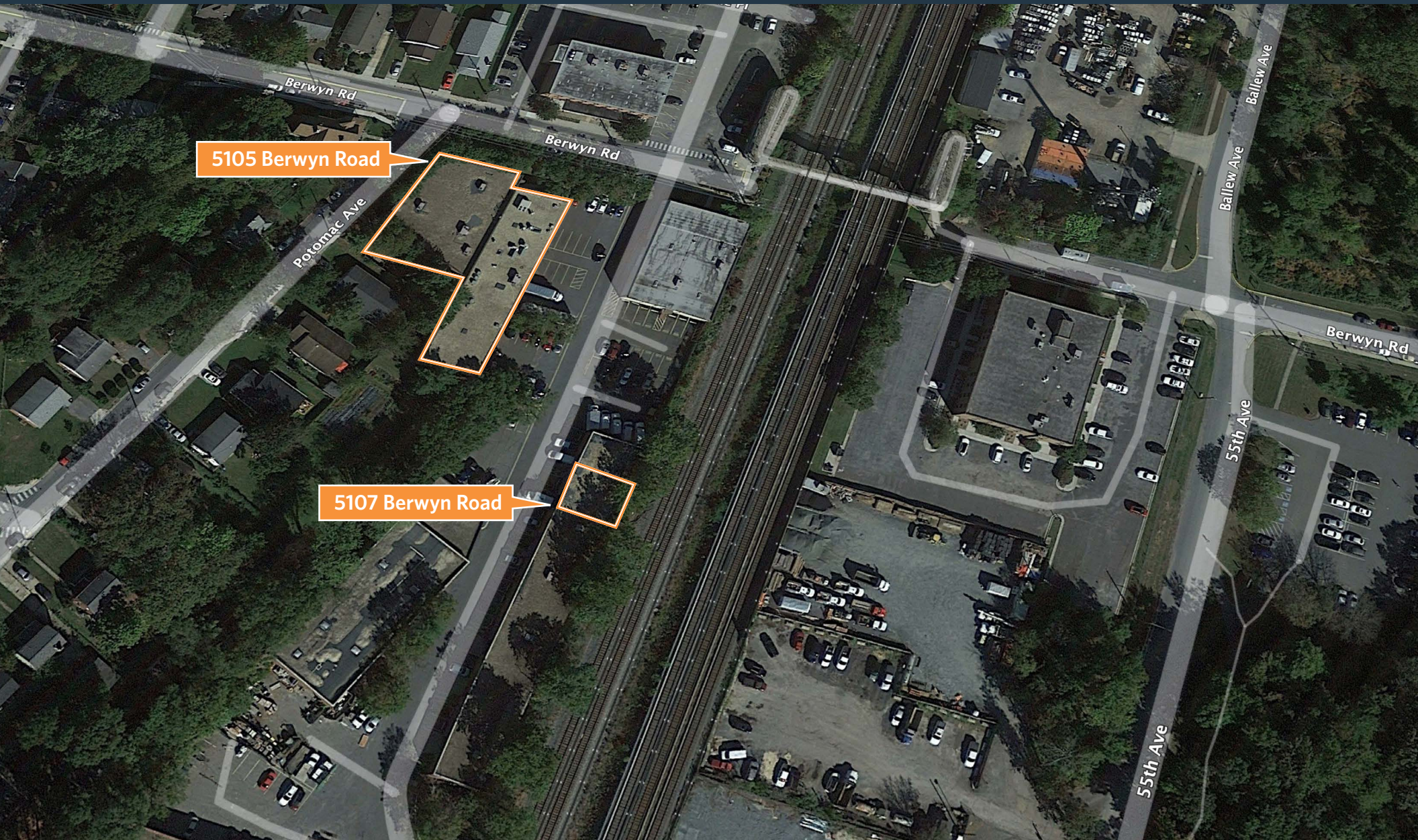
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LOW AERIAL

BERWYN INDUSTRIAL BUSINESS PARK

5105-5127 BERWYN ROAD, COLLEGE PARK, MD 20740, PRINCE GEORGE'S COUNTY



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AERIAL VIEW

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