

**FOR SALE: \$165 PSF
or \$602,580**

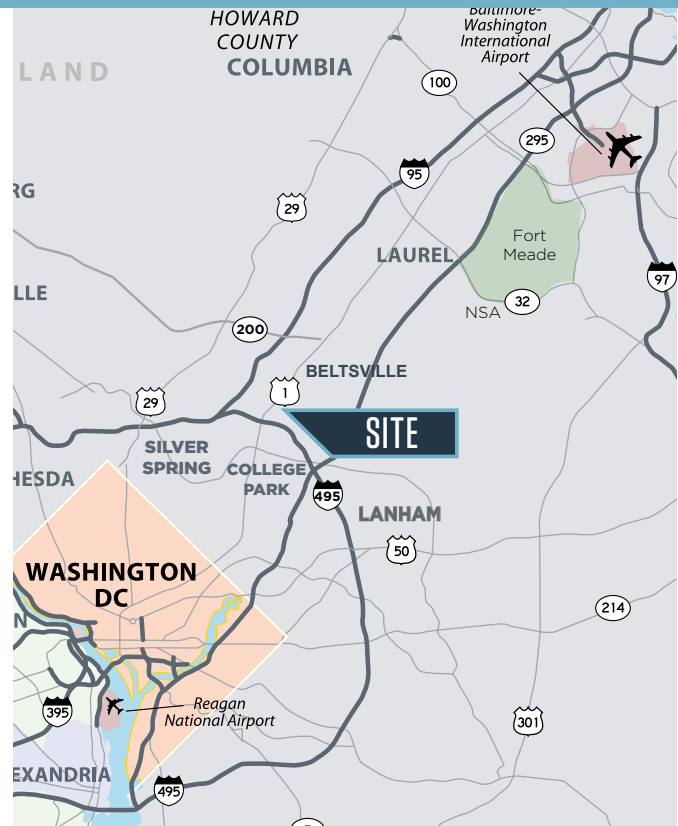


WAREHOUSE / FLEX CONDO FOR SALE

PROPERTY HIGHLIGHTS

- **Available:** 3,652 SF warehouse
- **Ceiling Height:** Up to 19'
- **Loading:** 1 dock-high platform, front loaded
- **Office Space:** Two (2) small offices
- **Mezzanine:** Storage available in mezzanine
- **Access:** Close to Route 1, Route 201 & I-495
- **Condominium Fees:** \$2580.44 (2023)
Includes Roof/OPEX/Water

NEARBY AMENITIES



Michael Moran
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Steele Stanwick
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443-574-1420

9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046
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10101 BACON DRIVE

Beltsville, MD 20705 | Prince George's County

PHOTOS



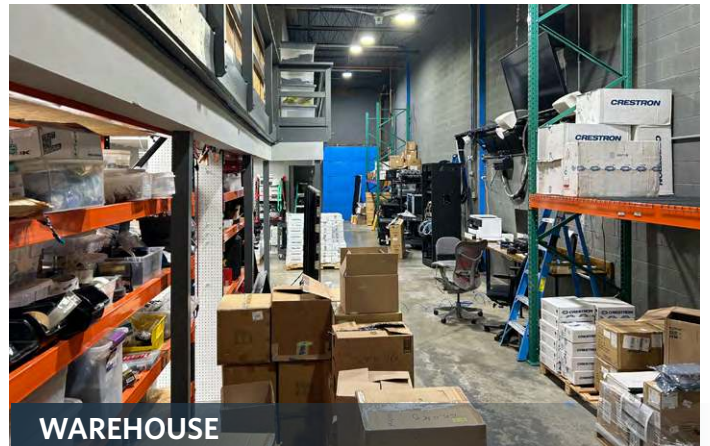
ENTRANCE



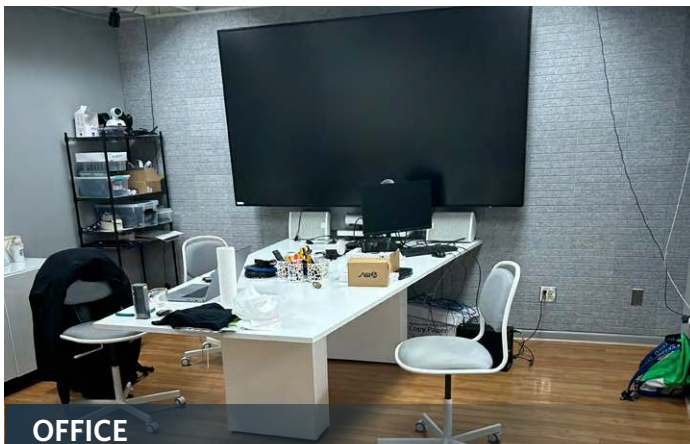
WAREHOUSE



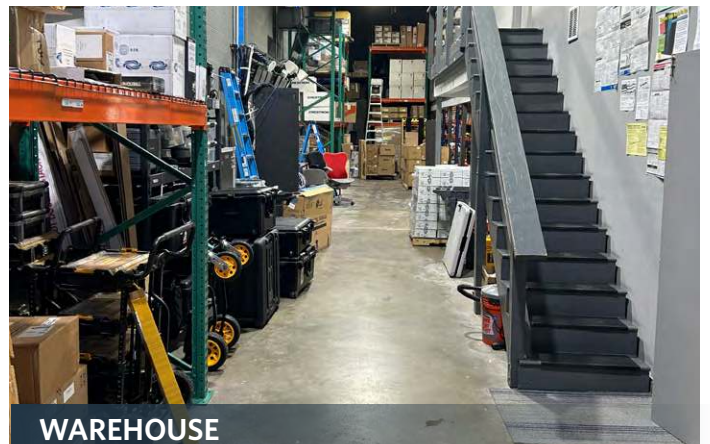
WAREHOUSE WITH MEZZANINE OVERTOP



WAREHOUSE



OFFICE

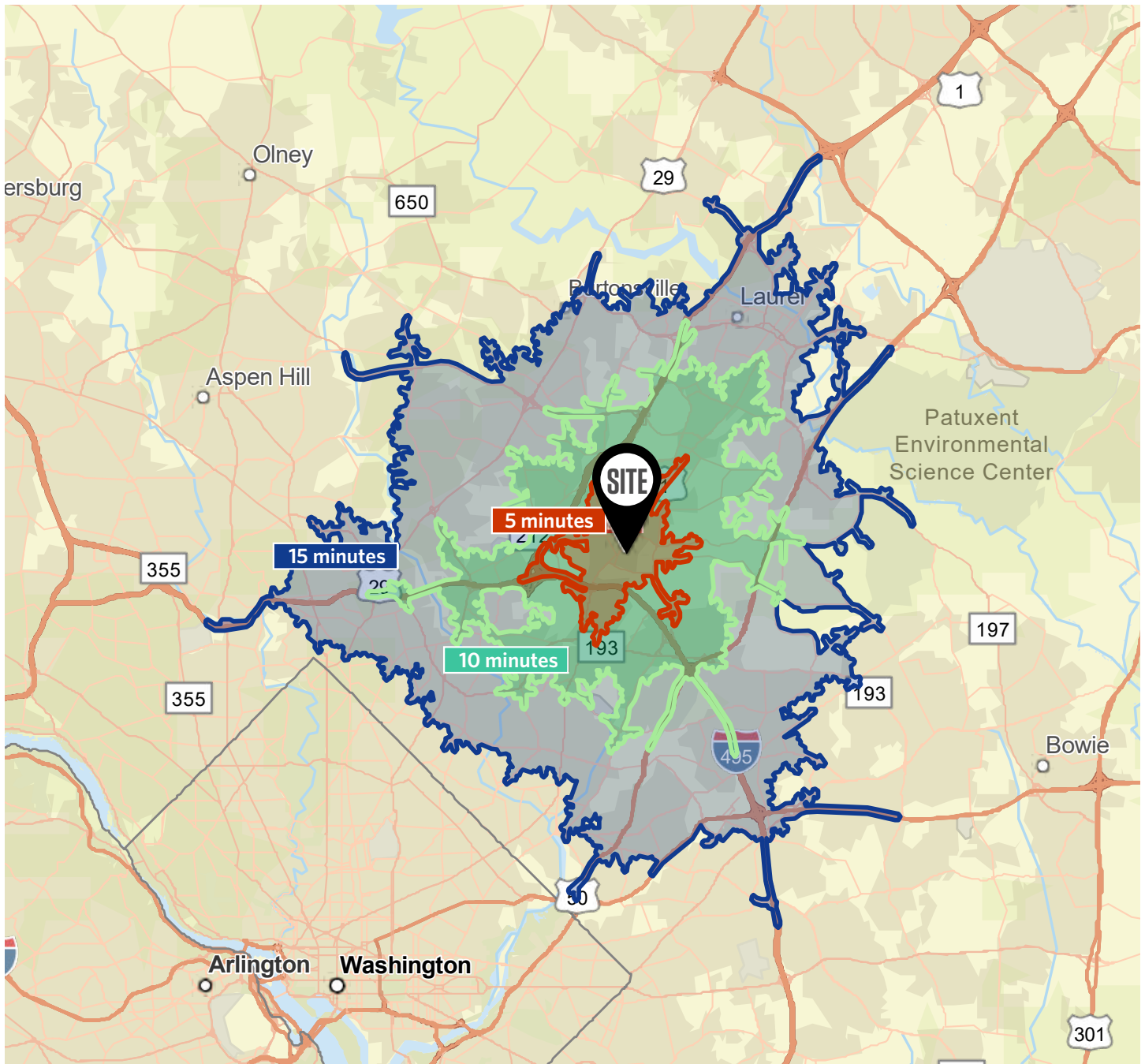


WAREHOUSE

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DRIVE TIME MAP



Distance To I-95/495: 1.2 miles

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MARKET AERIAL



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