



FOR SALE OR LEASE

## PROPERTY HIGHLIGHTS:

- **Building Size:** 29,091 SF
- **Purchase Price:** \$145 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**

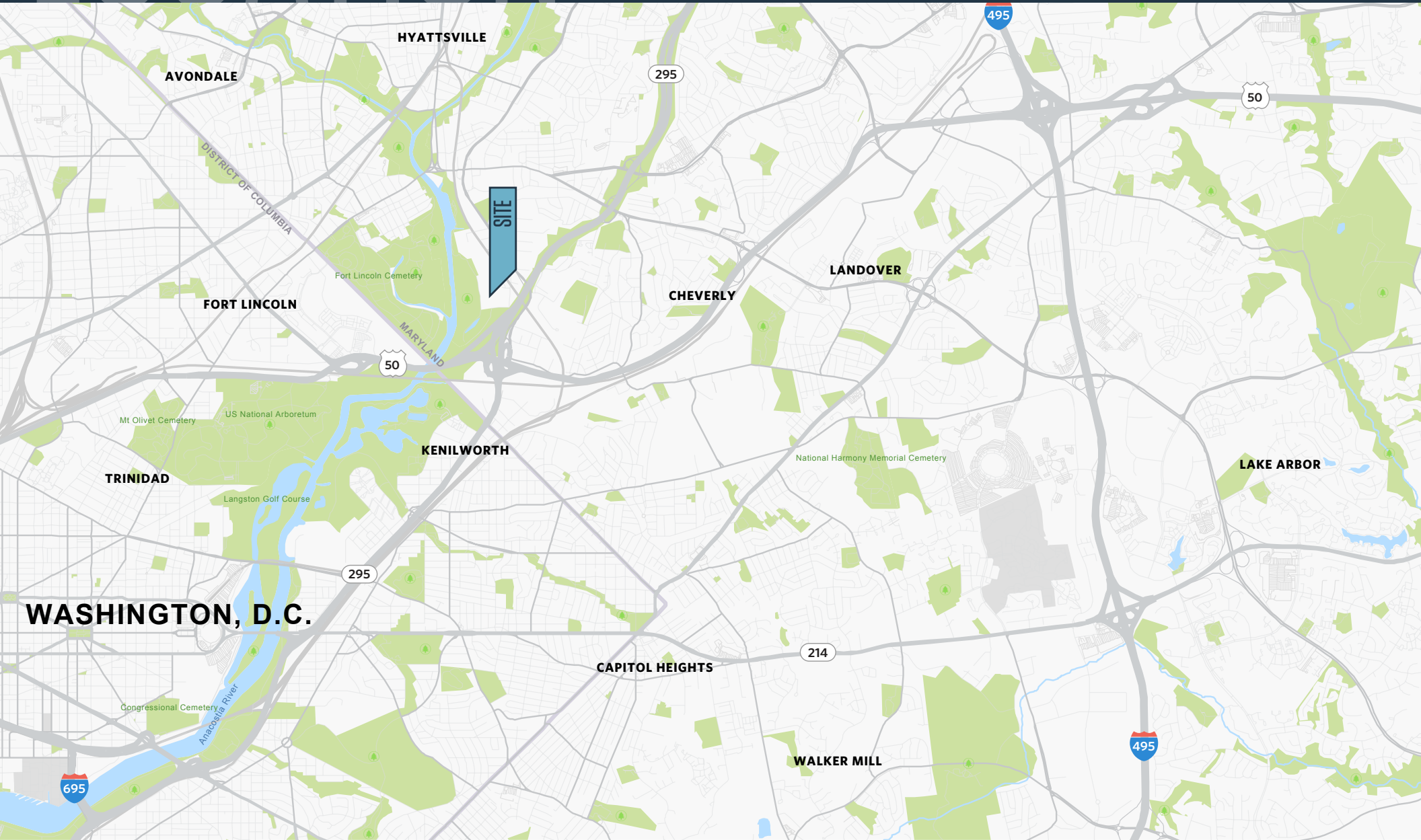
acarroll@klnb.com | 202-652-2333

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# LOCATION

# 52<sup>ND</sup> RAILROAD PARK

2801 52<sup>ND</sup> AVENUE, HYATTSVILLE, MD 20781, PRINCE GEORGE'S COUNTY



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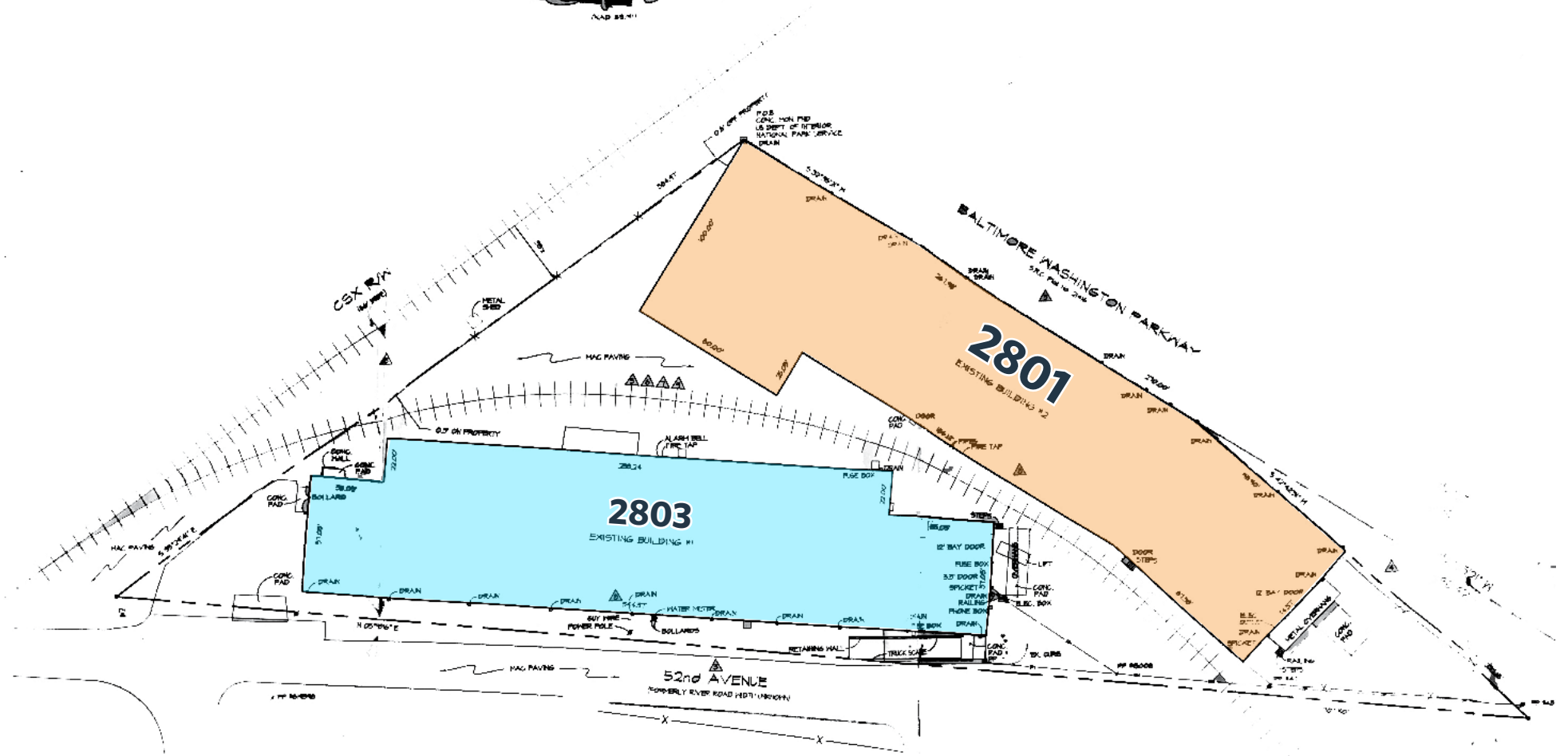
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# SITE PLAN

# 52<sup>ND</sup> RAILROAD PARK

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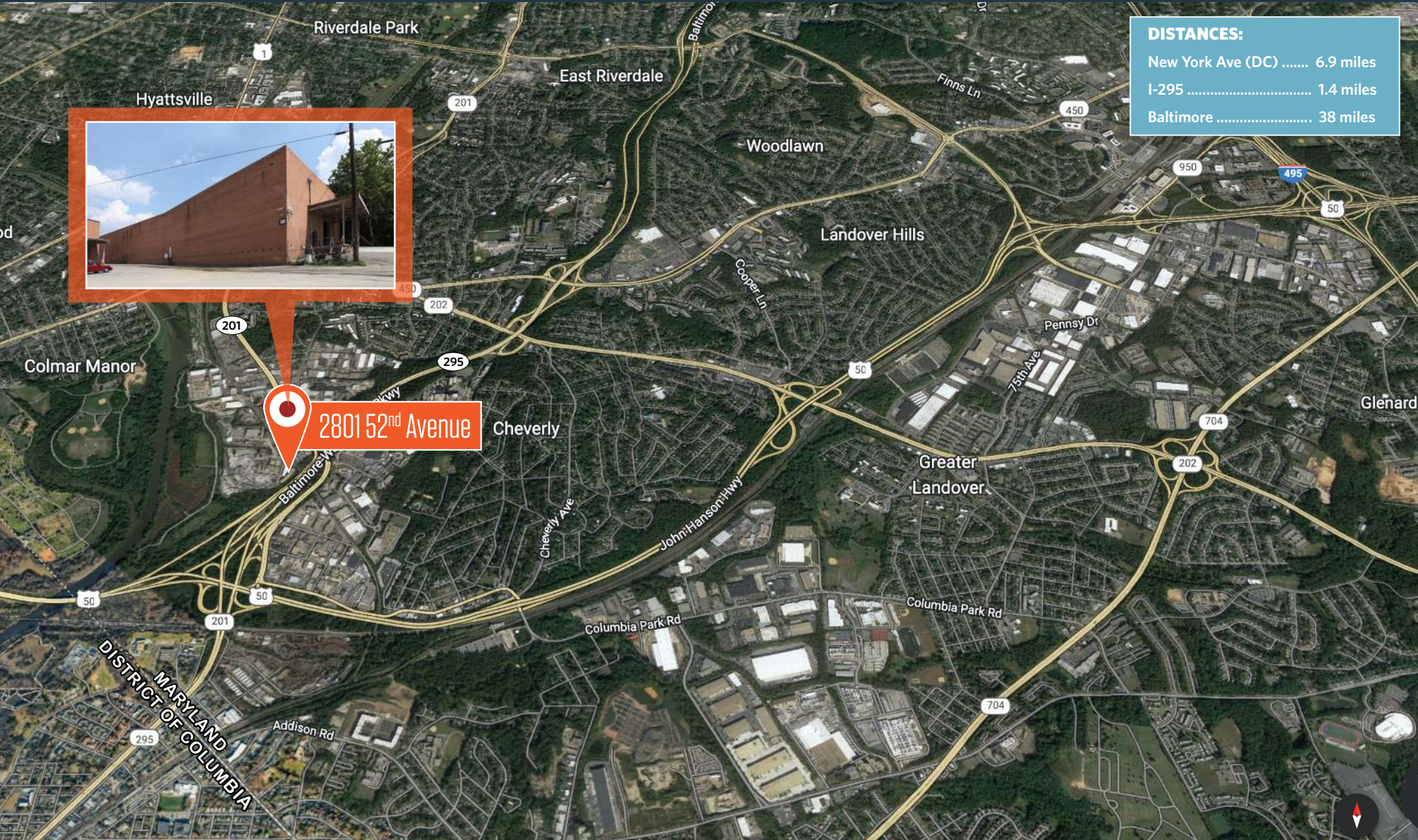
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# AERIAL VIEW | 52<sup>ND</sup> RAILROAD PARK

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**DISTANCES:**

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



2801 52<sup>nd</sup> Avenue

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# PHOTOS

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## FOR MORE INFORMATION, PLEASE CONTACT:

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