



## 5170 Lawrence Place, Hyattsville, MD 20781

### A Superior Location.

A great location with direct access to Interstate 295, Route 50, Route 450, and in close proximity to Washington, DC and its suburban markets make this property a draw for tenants and businesses seeking to service the DC Metropolitan area.

**Specifications**

**33,570 sq.ft.**  
PROPERTY SIZE

**5,500 sq.ft. (Suite E)**  
AVAILABLE

**24'**  
CLEAR HEIGHT

**1**  
DOCK DOOR

**Industrial, Employment**  
ZONING

**2**  
GAS FIRED HEAT

**YES (Wet Sprinkler System)**  
FIRE SPRINKLERS

**One (1) Single Stall**  
RESTROOM

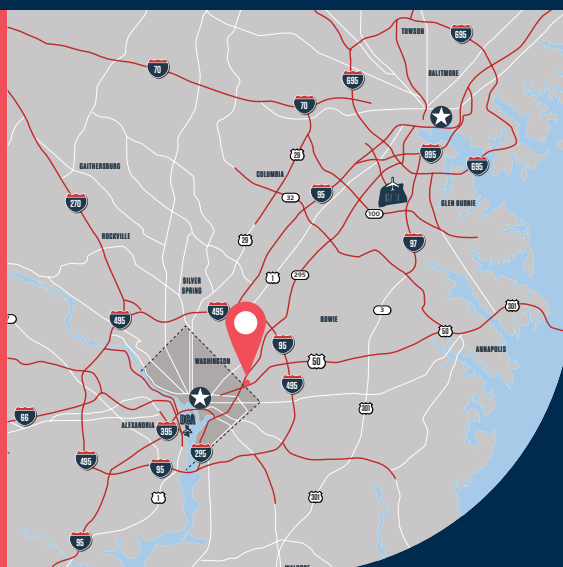
**75' Concrete Truck Court**

**Gated Property**

**Nearby Shoppes at Art District w/ Busboys & Poets, Vigilante Coffee, Chipotle & More**

**10.7 Miles to Washington, D.C.**

**19 Mins to DCA  
34 Mins to BWI  
46 Mins to IAD**

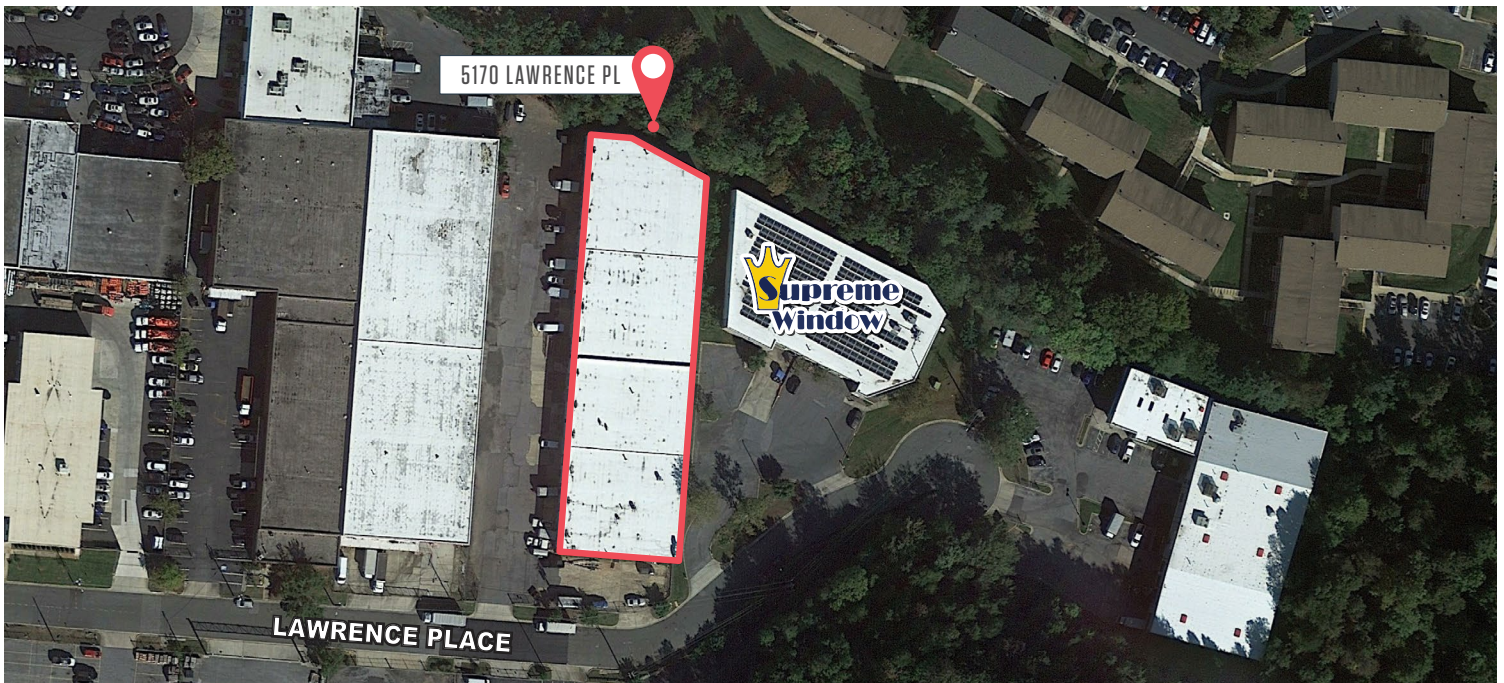






Photos

Brookfield  
Properties



## Contacts

**NAI**klnb

Aaron Carroll  
acarroll@klnb.com  
202.652.2333

**Brookfield  
Properties**

Peyton Murran  
Peyton.murray@brookfieldproperties.com  
+1.404-941-8558

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners.