

Full Building
Opportunity!



FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- **Property Size:** 5,840 SF
- **Available Space:** 1,920 SF - 5,840 SF
- **Sale Price:** \$2,000,000
- **Lease Price:** \$17.00 PSF, NNN
- **Loading:** Drive-In (2)
- **Ceiling Heights:** 11' clear
- **Electric:** 3-Phase, 4 wire, 120/208v
- Fenced IOS and parking
- Climate controlled warehouse
- Strategically located with access to major thoroughways Route 295, Route 50 & Route 450
- Immediate access to Washington, D.C.

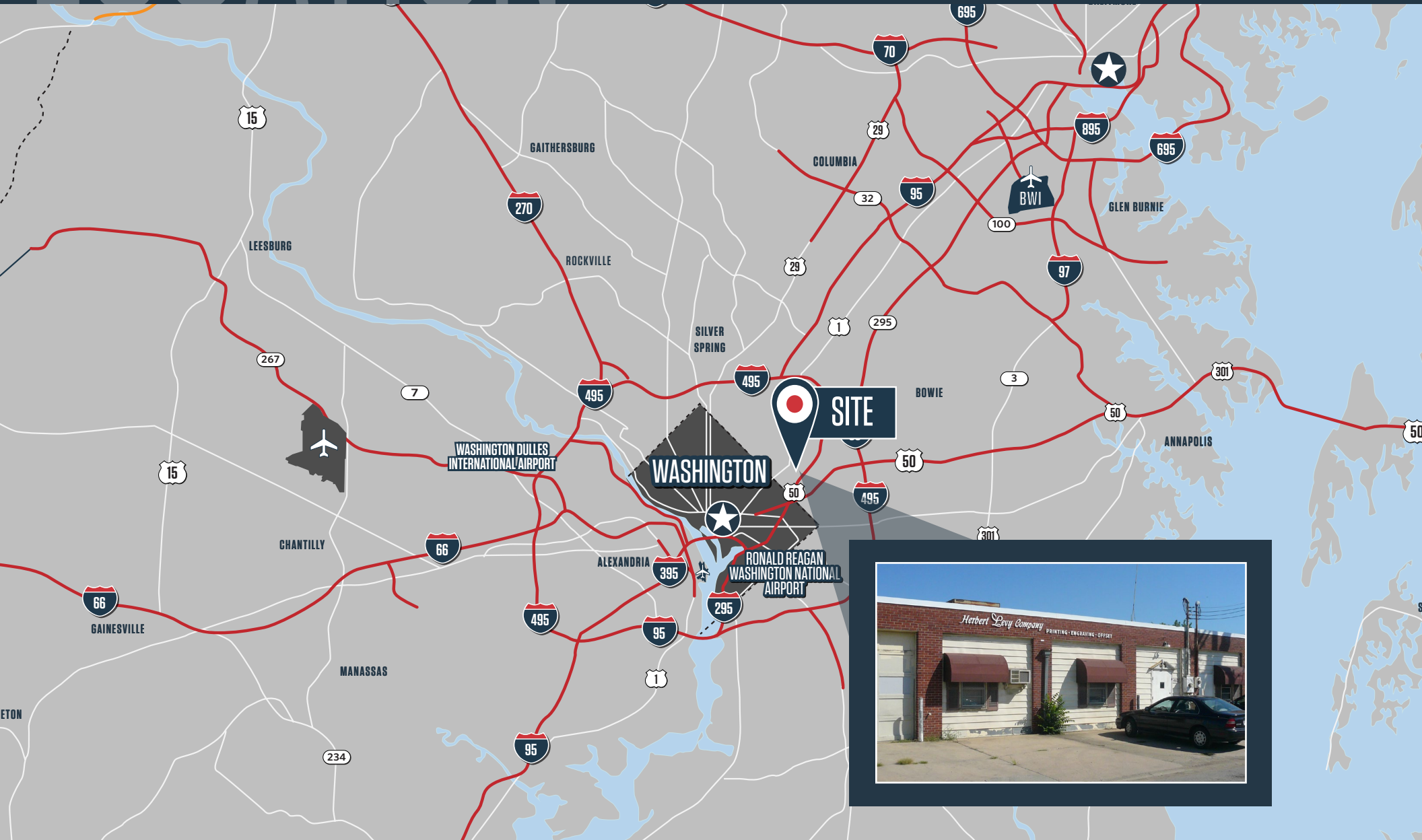
NEARBY AMENITIES



LOCATION

4802-4806 WEBSTER STREET

BLADENSBURG, MD 20710 | PRINCE GEORGE'S COUNTY



AARON CARROLL

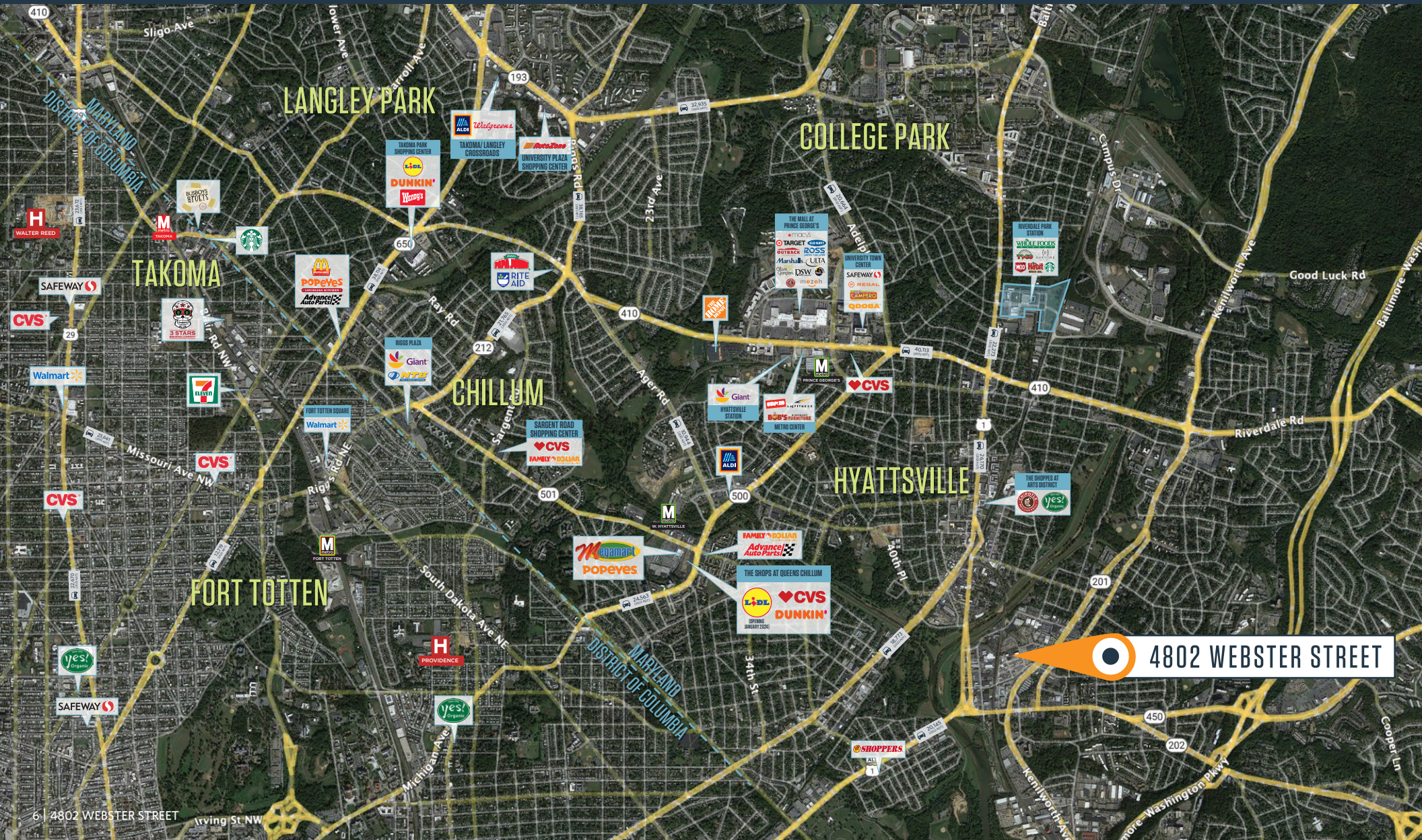
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NAklnb

MARKET AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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