



FOR SALE OR LEASE

- **Building Size:** 29,091 SF
- **Purchase Price:** \$135 PSF
- **Lease Rate:** Call/email for pricing
- **Year Built:** 1968
- **Land Area:** 1.16 acres

- **Ceiling Height:** 30' clear
- **Loading:** One (1) drive-in; Platform dock with three (3) dock positions
- **Zoning:** IH (Industrial, Heavy)
- **Rail Line:** CSX



RECENT PRICE REDUCTION

NEWLY RENOVATED

CHRIS KUBLER

ckubler@klnb.com | 443-574-1415

AARON CARROLL

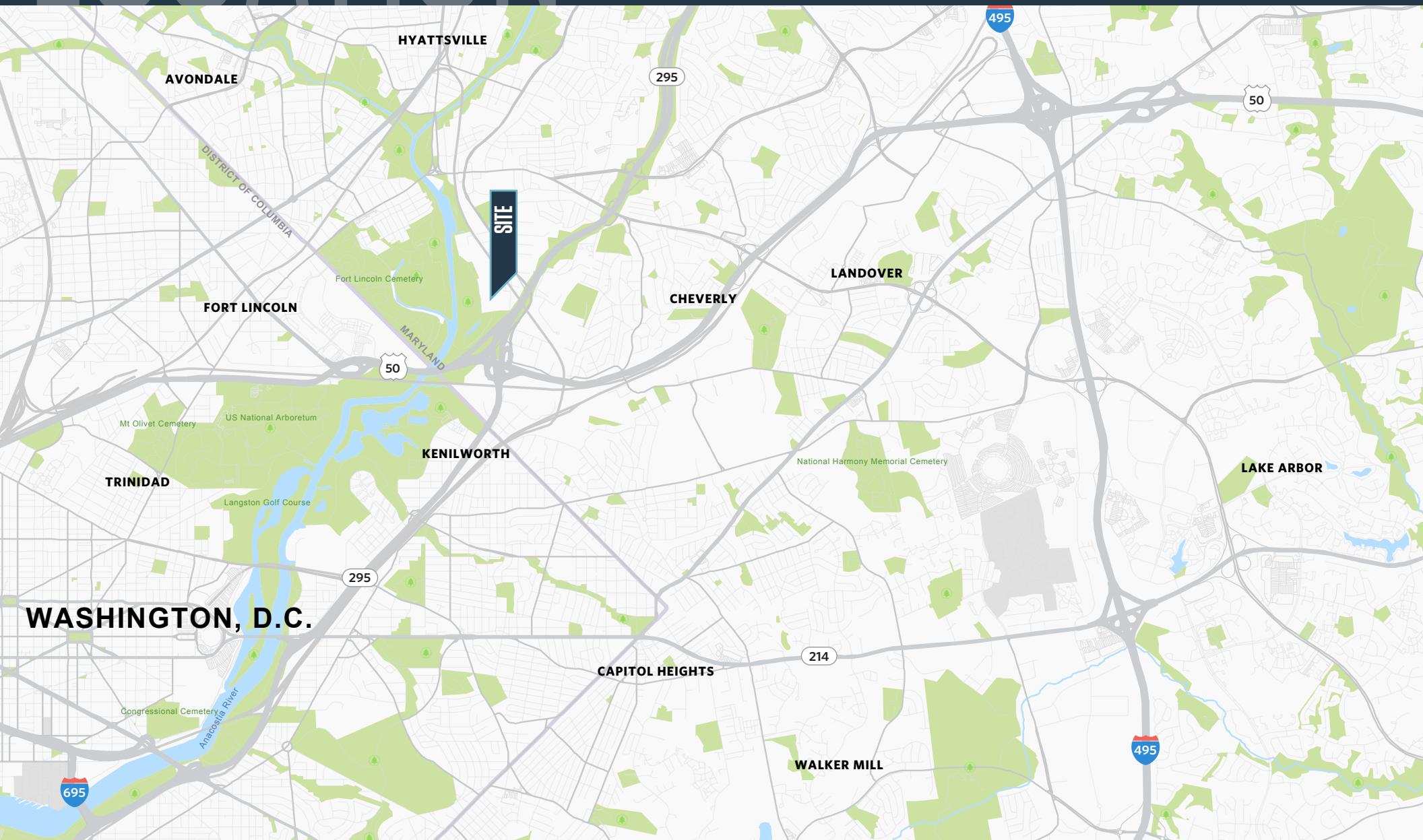
acarroll@klnb.com | 202-652-2333

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LOCATION

52ND RAILROAD PARK

2801 52ND AVENUE, HYATTSVILLE, MD 20781, PRINCE GEORGE'S COUNTY



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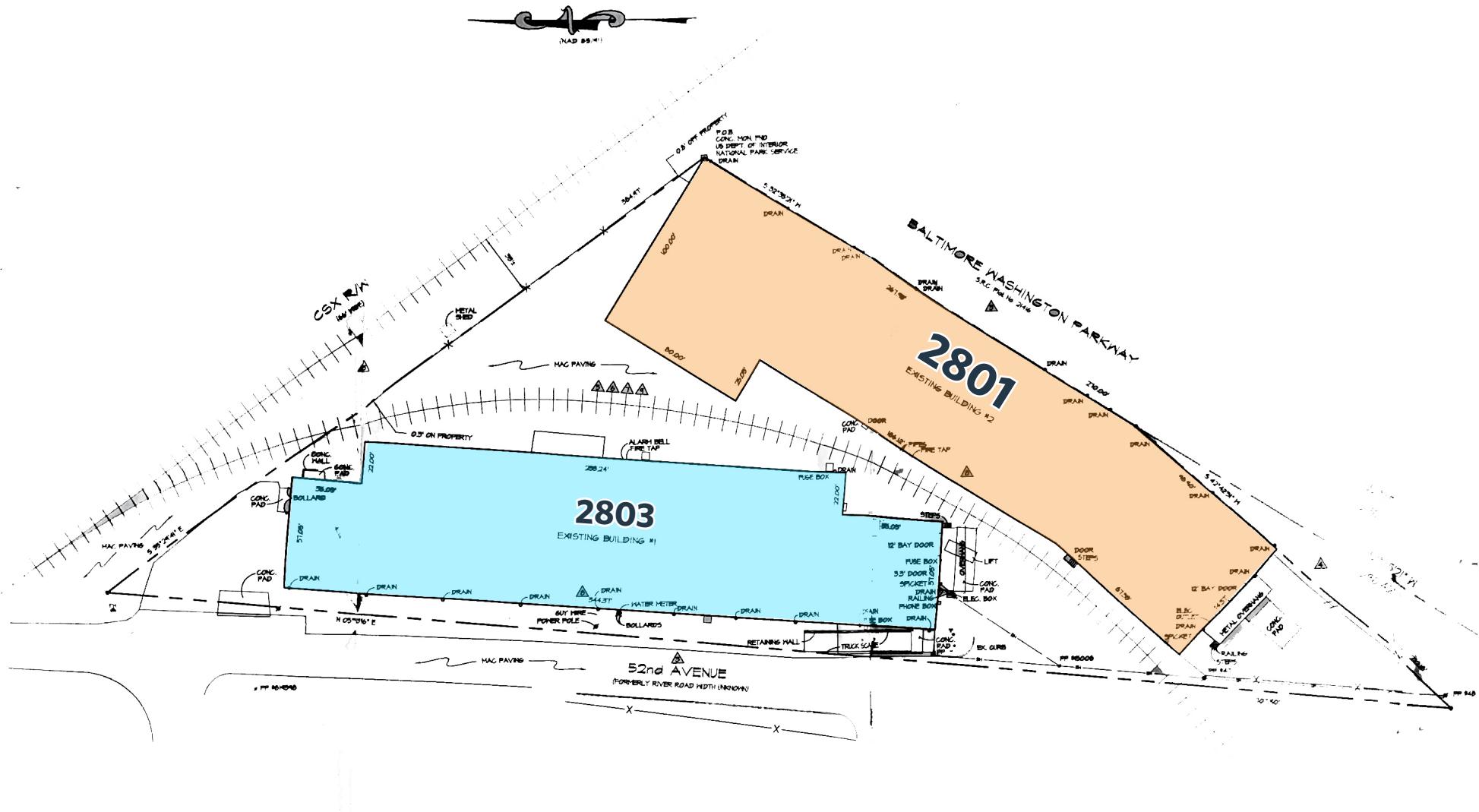
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SITE PLAN

52ND RAILROAD PARK



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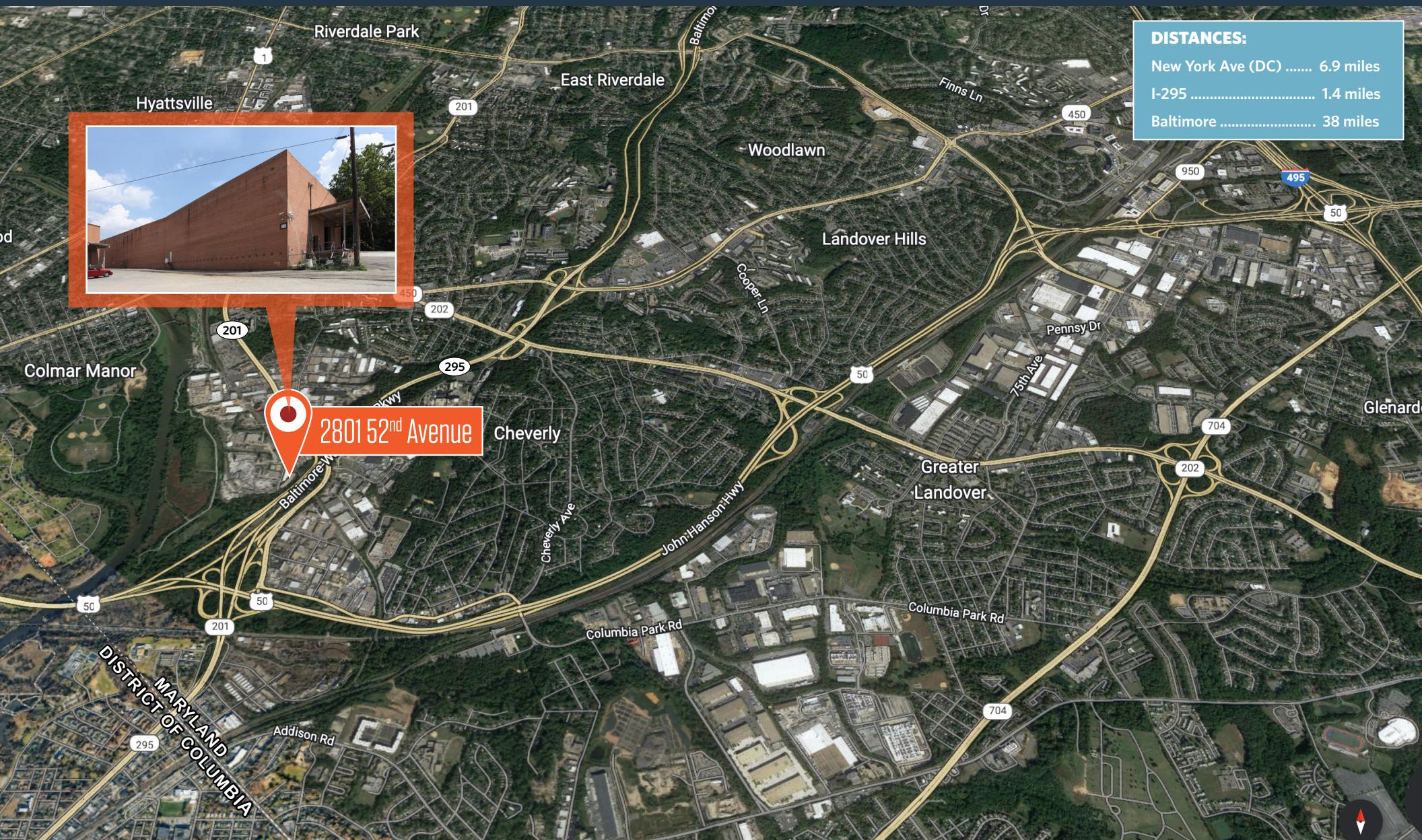
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The logo for NAIKINB, featuring the letters 'NAIKINB' in a bold, sans-serif font. The 'N' is red, the 'A' is white, the 'I' is blue, and the 'KINB' are white.

AERIAL VIEW | 52ND RAILROAD PARK

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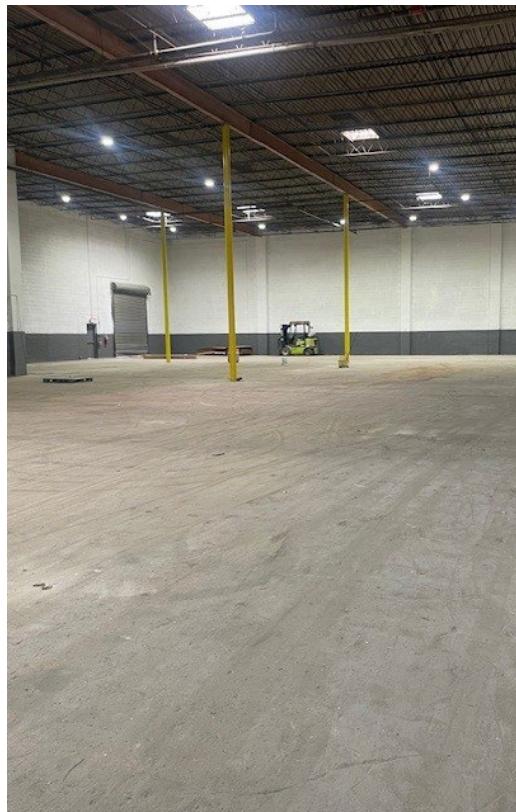
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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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