



FOR SALE OR LEASE



RECENT PRICE REDUCTION



NEWLY RENOVATED

- **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
- **Utilities:** Heating
- **Access:** Direct access to Washington, D.C. and immediate access to major thoroughways (I-295, Route 50)
- **Improvements:** Recent Cap Ex - Includes a new roof & upgraded platform dock
- **Parking:** 5 surface spaces available; 1.00/1,000 SF ratio

CHRIS KUBLER

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AARON CARROLL

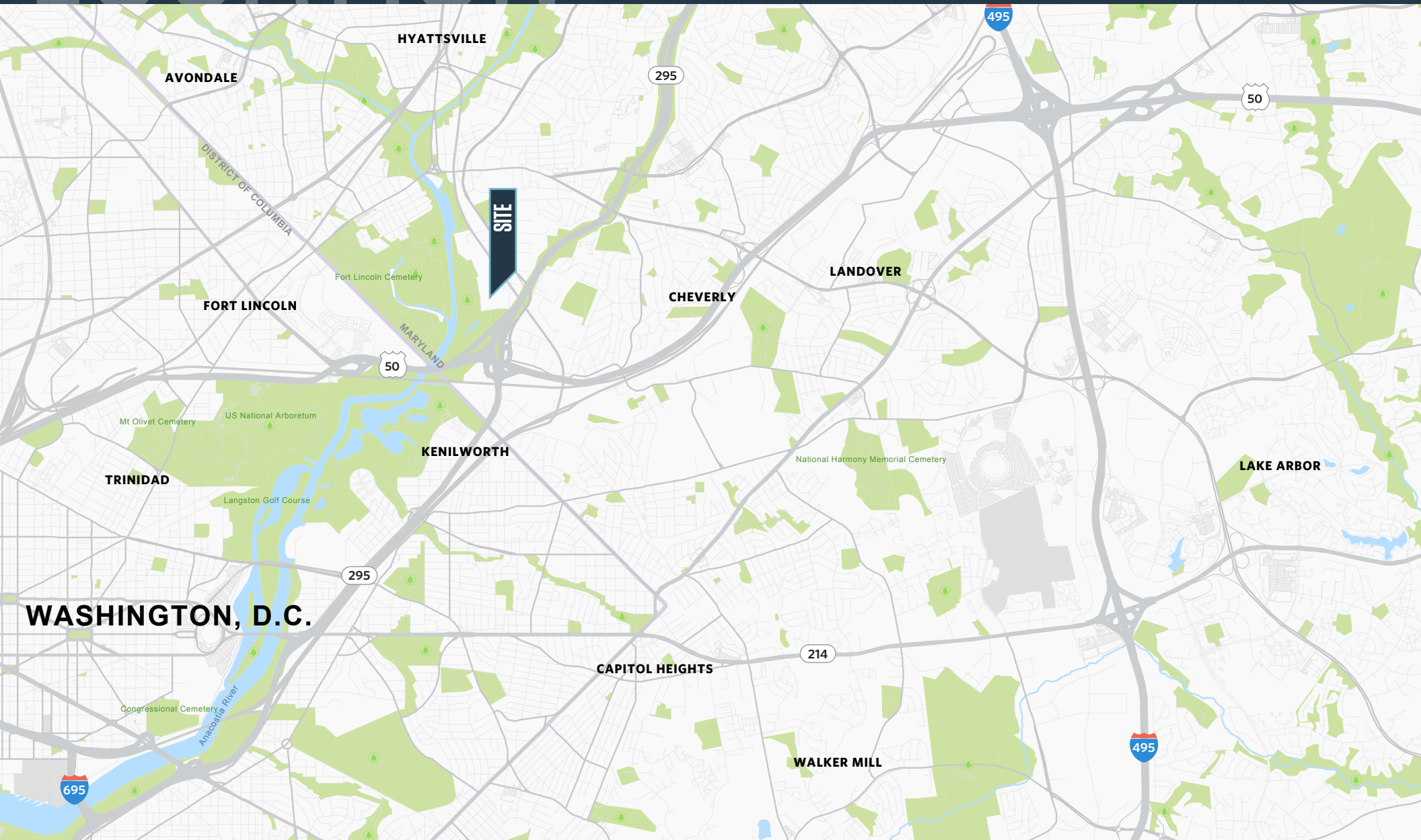
acarroll@klnb.com | 202-652-2333

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LOCATION

52ND RAILROAD PARK

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



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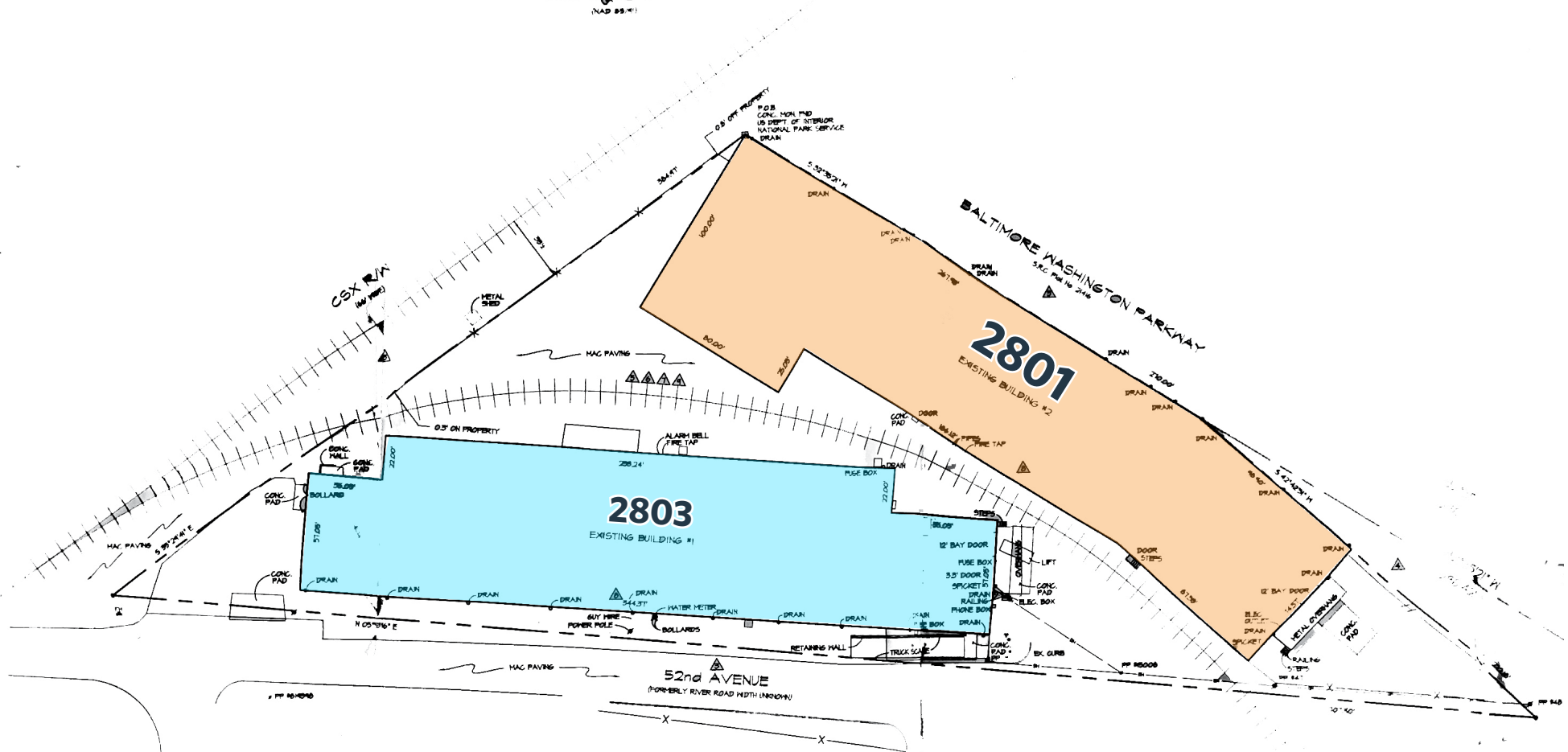
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SITE PLAN

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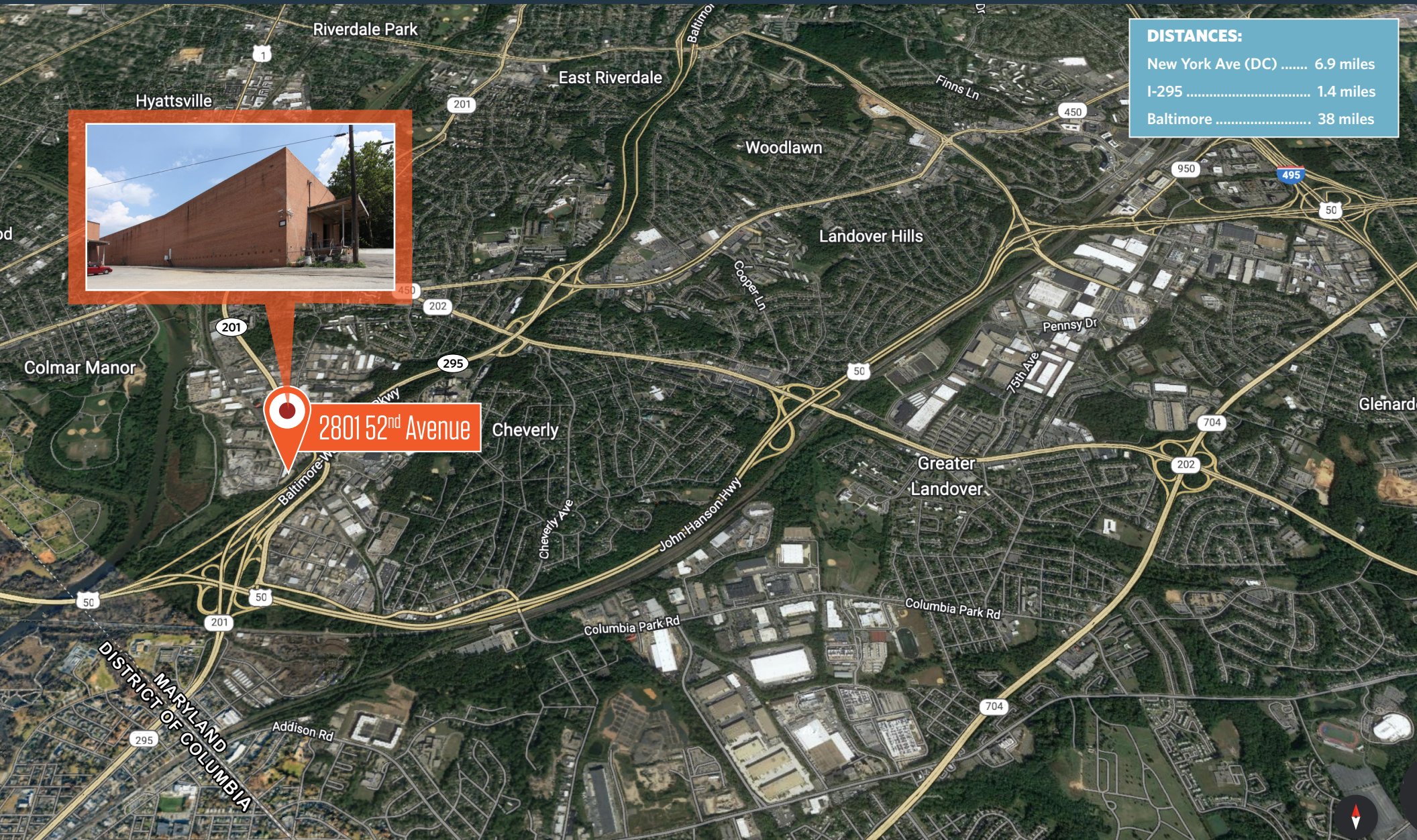
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AERIAL VIEW | 52ND RAILROAD PARK

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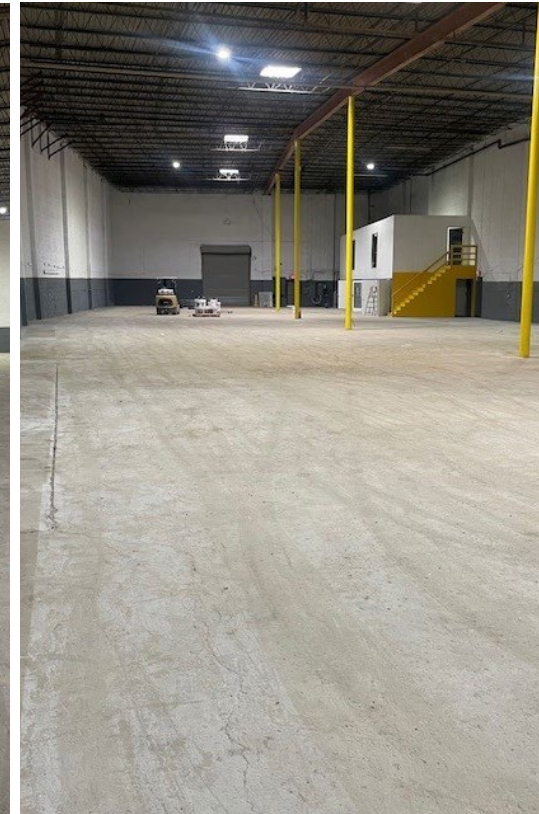
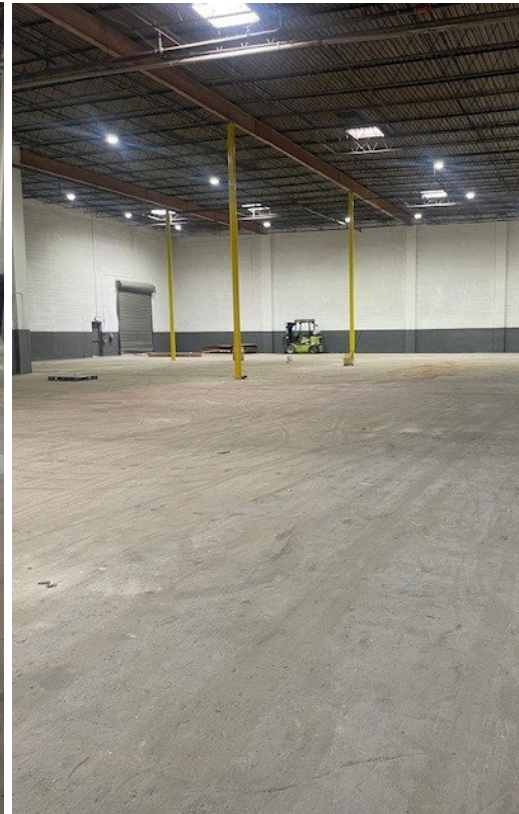
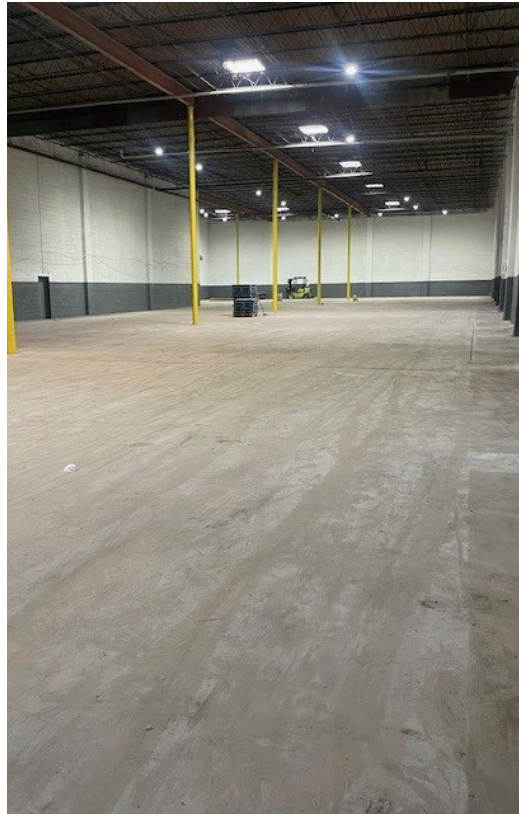
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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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