

3401 52ND AVENUE

3401 52nd Avenue, Hyattsville, MD 20781
Prince George's County

RARE INFILL
COLD-STORAGE
OPPORTUNITY



FOR LEASE

PROPERTY HIGHLIGHTS:

- **Available:** January 2027
- **Asking Rate:** \$19.50 PSF, NNN
- **Property Size:** 29,489 SF
- **Clear Height:** 18'
- **Loading:** Three (3) dock-high doors
- **Secure Loading:** Fenced & gated loading area
- **Column Spacing:** 40'W x 30'D
- **Sprinklers:** Wet sprinkler system
- **Cooler / Freezer Space:** ±5,845 SF total (±4,102 SF freezer / ±1,743 SF cooler)
- **Parking:** Rooftop parking deck
- **Zoning:** IE (Industrial, Employment)
- **Connectivity:** Direct access to I-295, Route 50 and Route 450, with convenient access to Washington, D.C.

Aaron Carroll
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202-652-2333

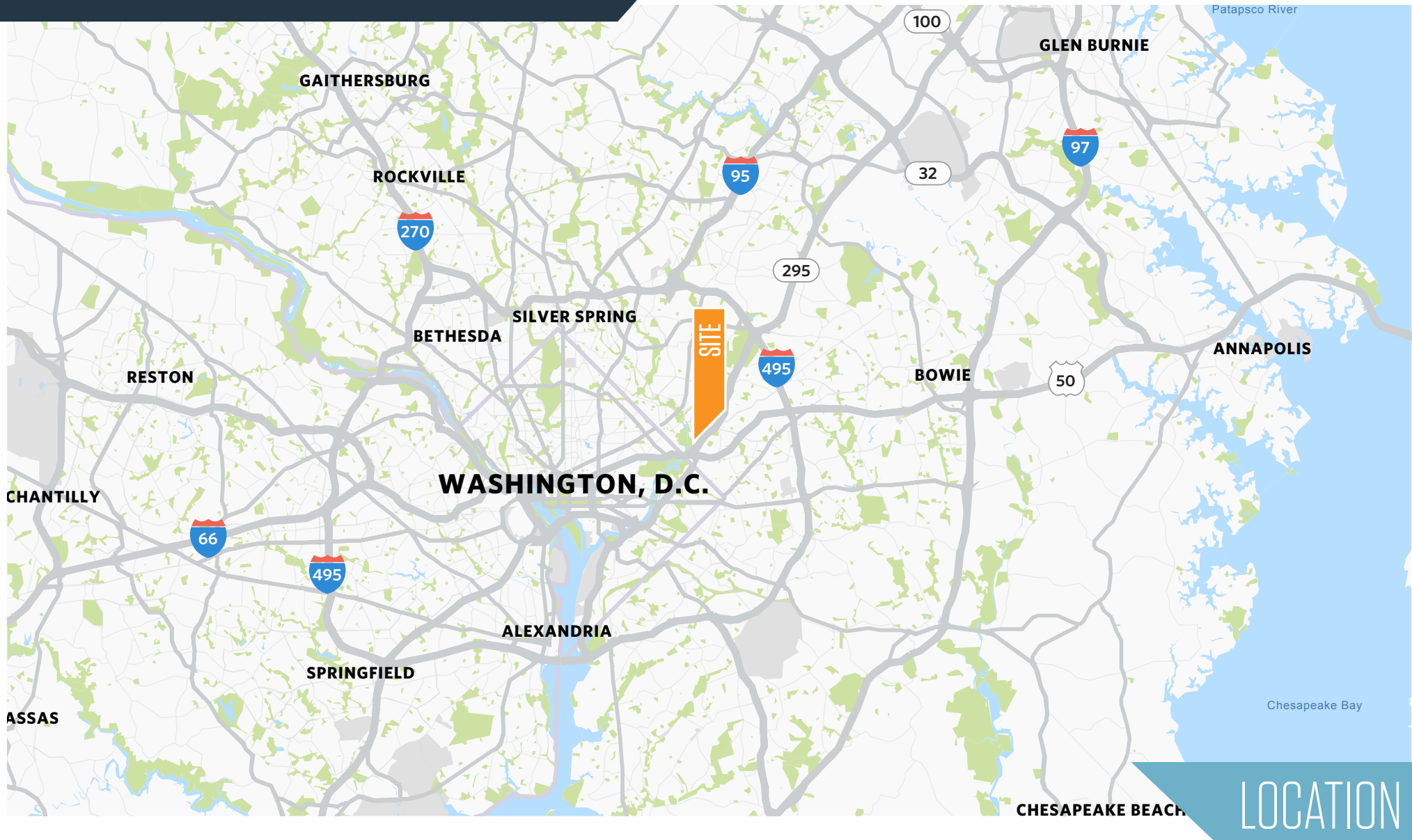
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9881 Broken Land Parkway, #300
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LOCATION

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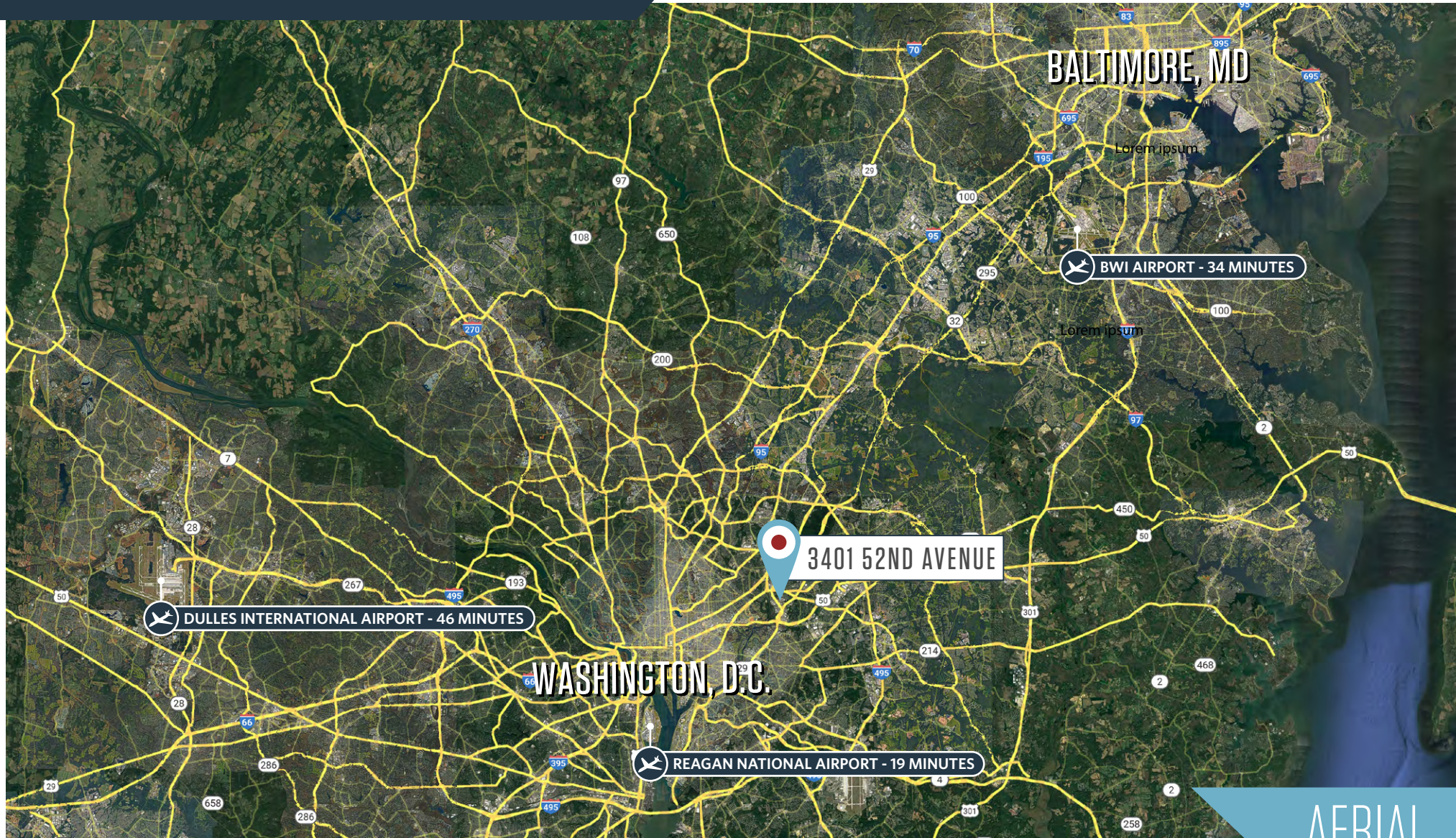
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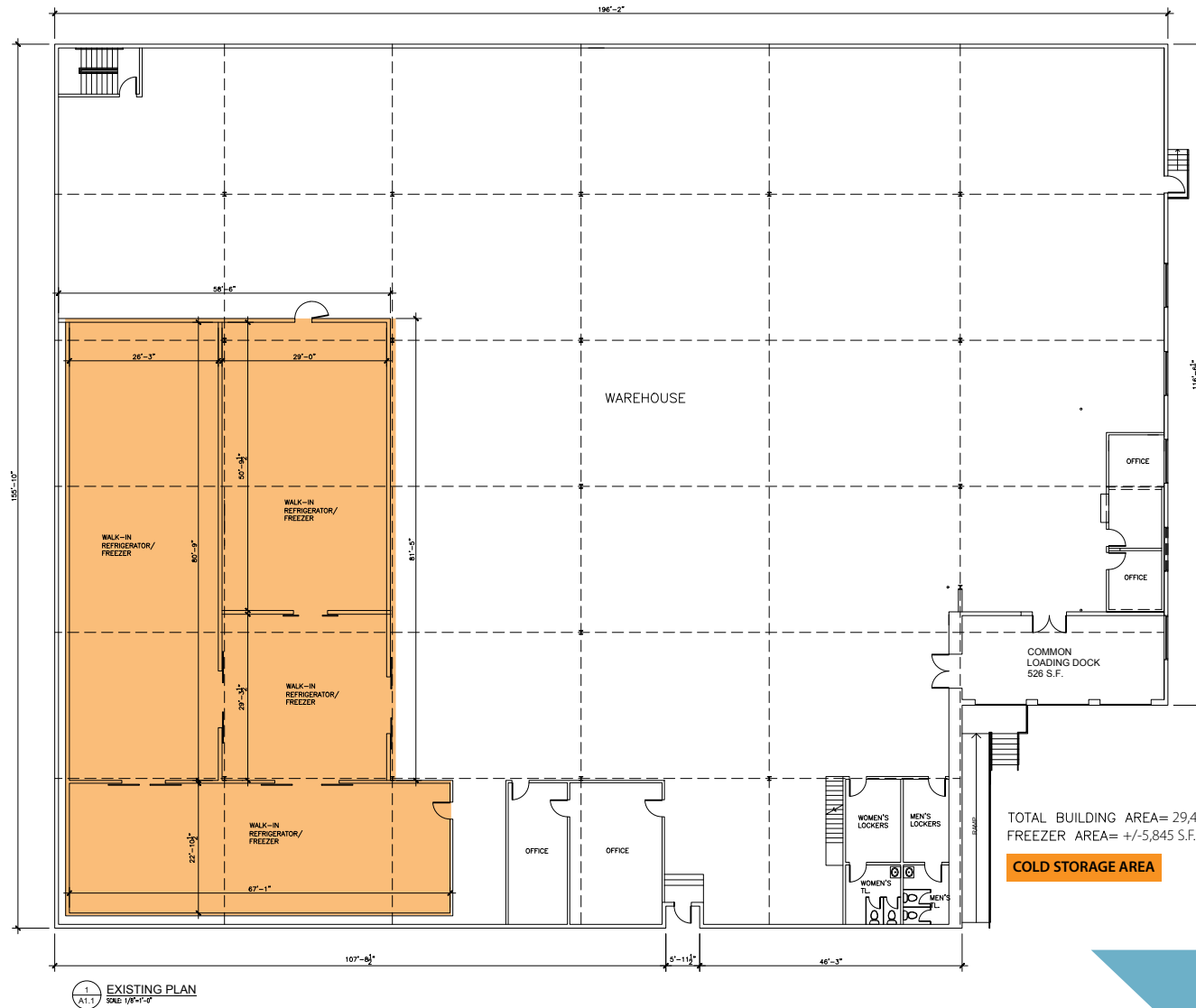
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FLOOR PLAN

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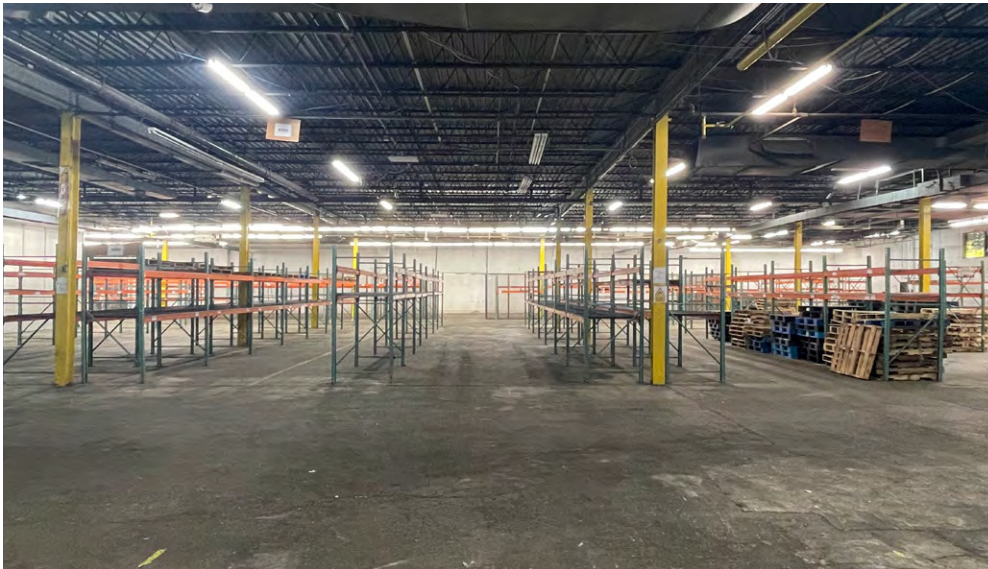
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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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