

INDUSTRIAL / FLEX FOR LEASE



5000 BEECH PL Temple Hills, MD 20748

PROPERTY HIGHLIGHTS

- Multi-tenant industrial/flex building totaling 64,100± SF
- Suites available from 4,800 SF to 10,000 SF
- 16' clear height throughout
- Mix of drive-in and dock-high loading
- Fully sprinklered
- Built-out office components in each suite
- Zoned IE (Industrial Employment) allowing a wide range of uses
- Quick access to the Capital Beltway (I-495), Branch Avenue and St. Barnabas Road
- Approx. 3 miles to Washington, DC and 6.5 miles to Northern Virginia



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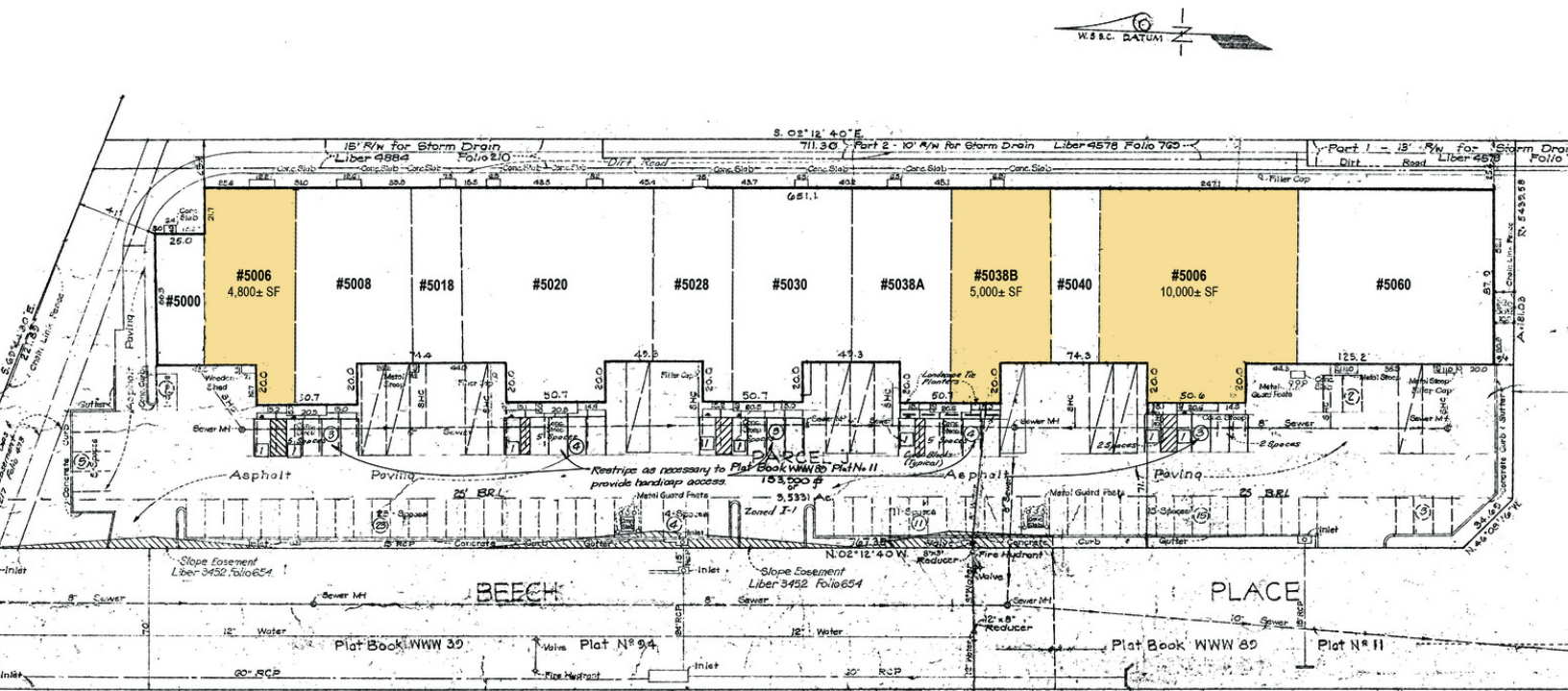
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,800 - 10,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE (SF)	DESCRIPTION
■ Suite 5006	4,800 SF	1,200 SF office / 1 drive-in
■ Suite 5038B	5,000 SF	900 SF office / 1 drive-in
■ Suite 5050	10,000 SF	350 SF office

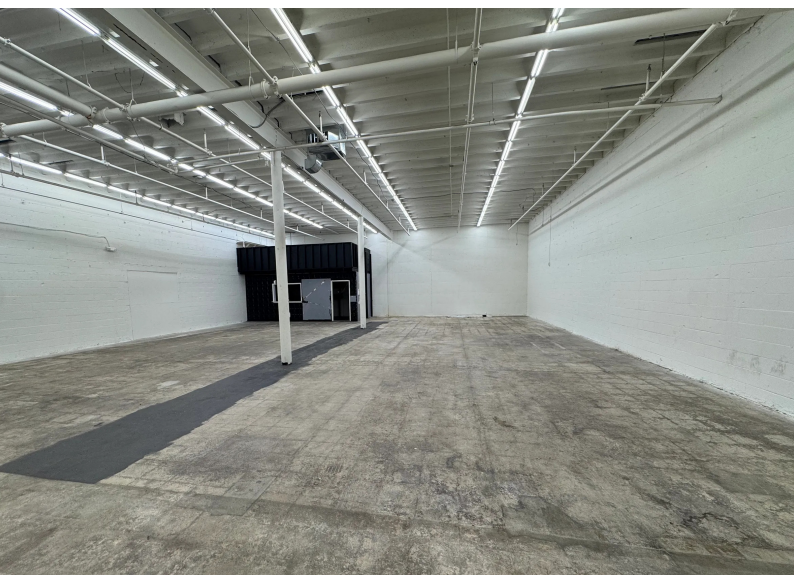
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5000 BEECH PL, TEMPLE HILLS, MD 20748



#5038B exterior



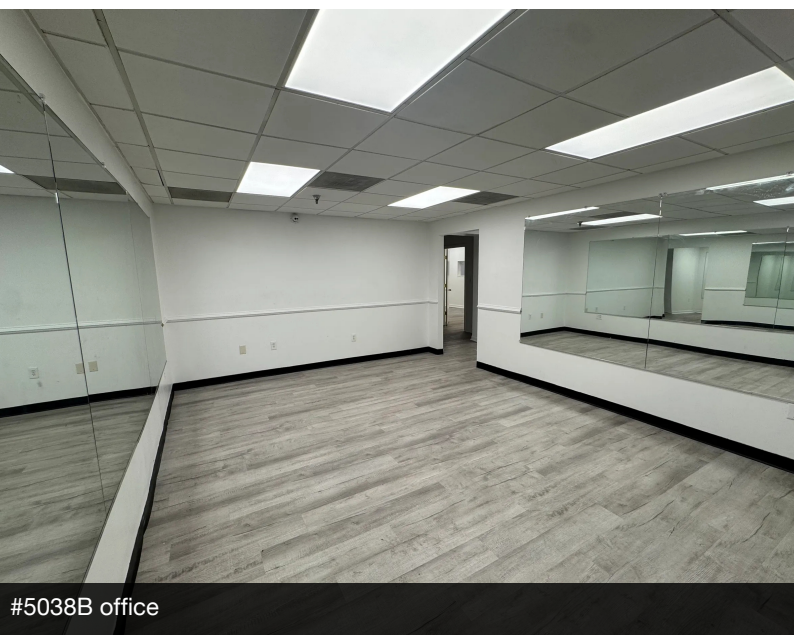
#5006 exterior



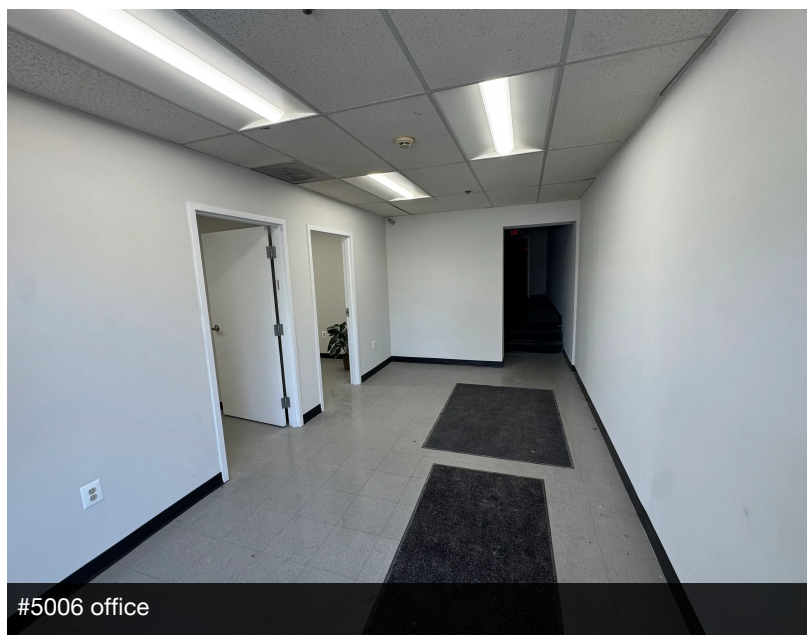
#5038B warehouse



#5006 warehouse



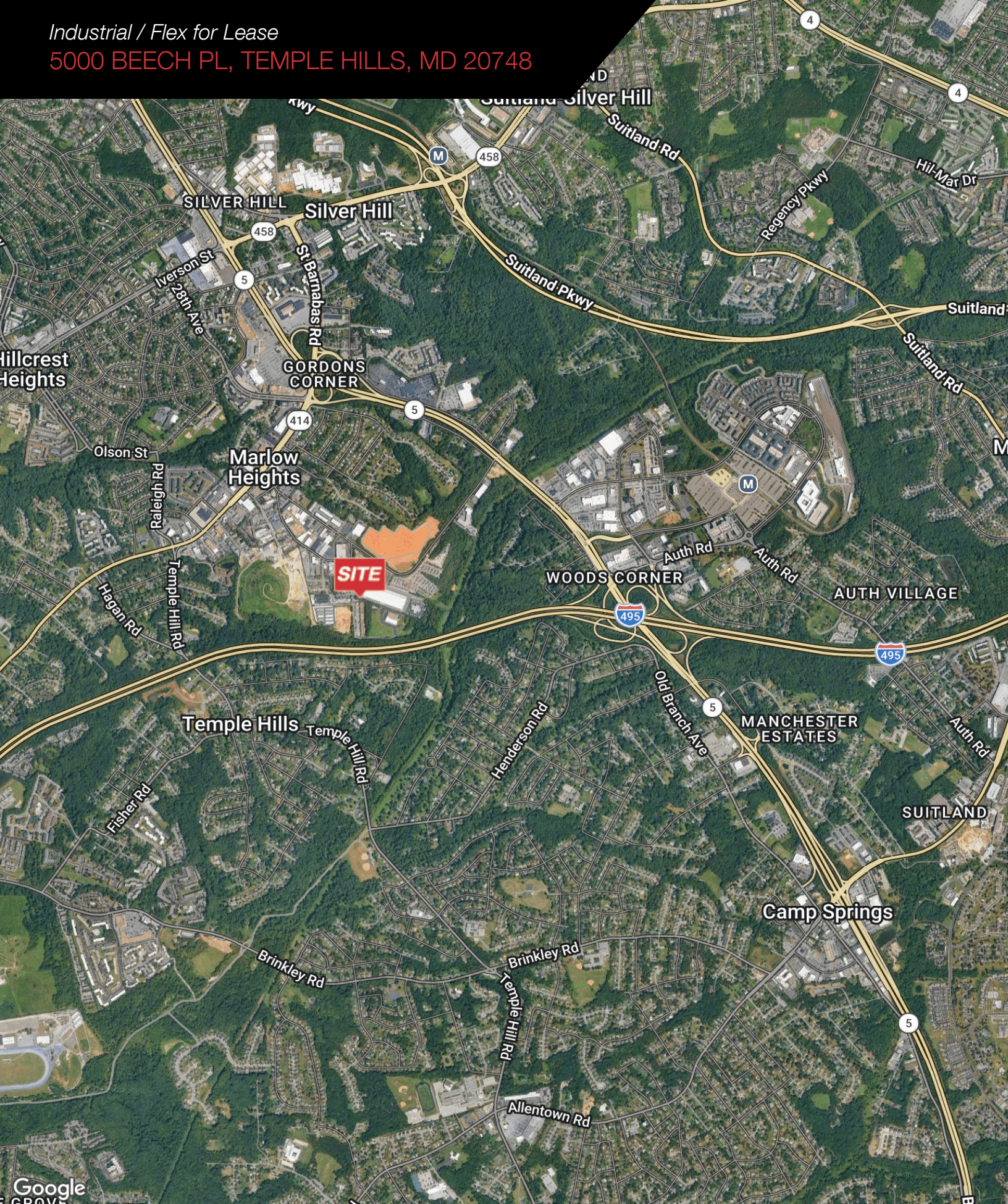
#5038B office



#5006 office

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