

USER-INVESTOR OPPORTUNITY
RARE INDUSTRIAL/FLEX



4216 HOWARD AVE

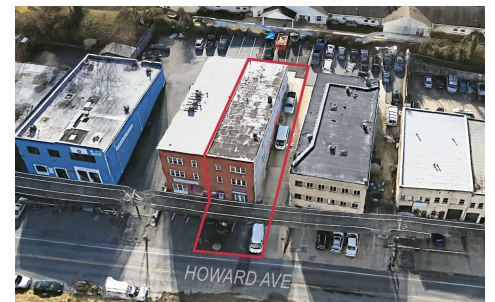
Kensington, MD 20895

LOCATION DESCRIPTION

Situated in the heart of Kensington, MD, the area surrounding 4216 Howard Avenue offers a one-of-a-kind opportunity for commercial investors or tenants. Boasting easy access to major transportation routes, including the **Capital Beltway (I-495) and I-270**, this location provides seamless connection to suburban Maryland and Washington DC. Nearby points of interest include Kensington Antique Row, National Museum of Health and Medicine, National Institute of Health, the Strathmore, Westfield Wheaton and the Pike & Rose development. These all highlight the area's unique character and provide a diverse range of amenities.

PROPERTY DESCRIPTION

4216 Howard Avenue is a **rare industrial/flex opportunity** for user-investors in the heart of Kensington. The three-story building totals 8,400 SF, with loading and exclusive parking included. The third floor is **occupied by Bethesda Chimney**, which provides an **in-place income stream** for a new owner. Zoned I-M, this versatile property is ideal for a wide range of businesses.



STEVE CATALANO

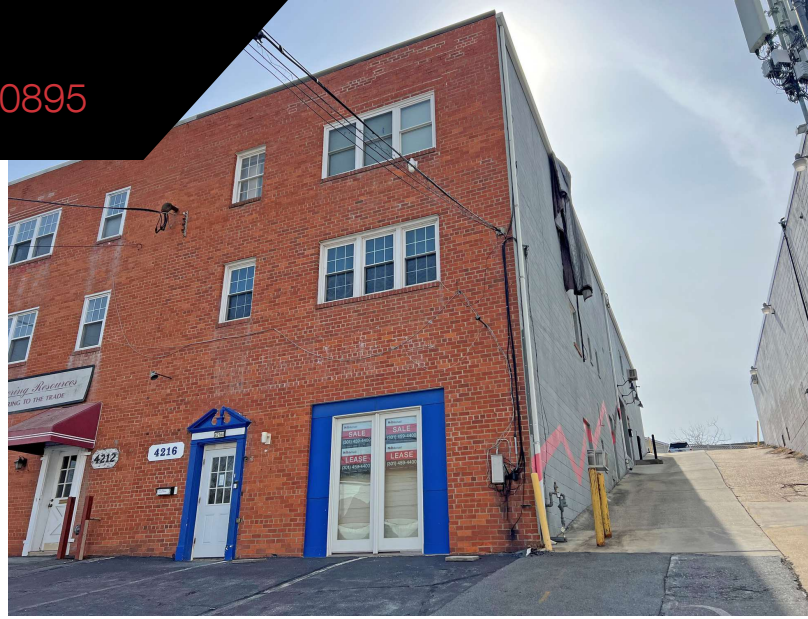
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Rare User-Investor Opportunity
4216 HOWARD AVE, KENSINGTON, MD 20895

Building Size:	8,400 SF / Three stories
Land:	7,167 SF
Zoning:	IM
Occupancy:	Bethesda Chimney (Floor 3) 2,500-5,000 SF available for occupancy (Floors 1-2)
Utilities:	Separately metered per floor
Loading:	First floor drive-in (<i>vacant</i>) Second floor van-high loading dock (<i>vacant</i>) Third floor van-high loading dock (<i>leased</i>)
Parking:	Exclusive, on-site
Signage:	Available
SALE PRICE:	\$1,800,000
LEASE RATE:	\$15/SF, NNN



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Industrial Property For Sale / Lease
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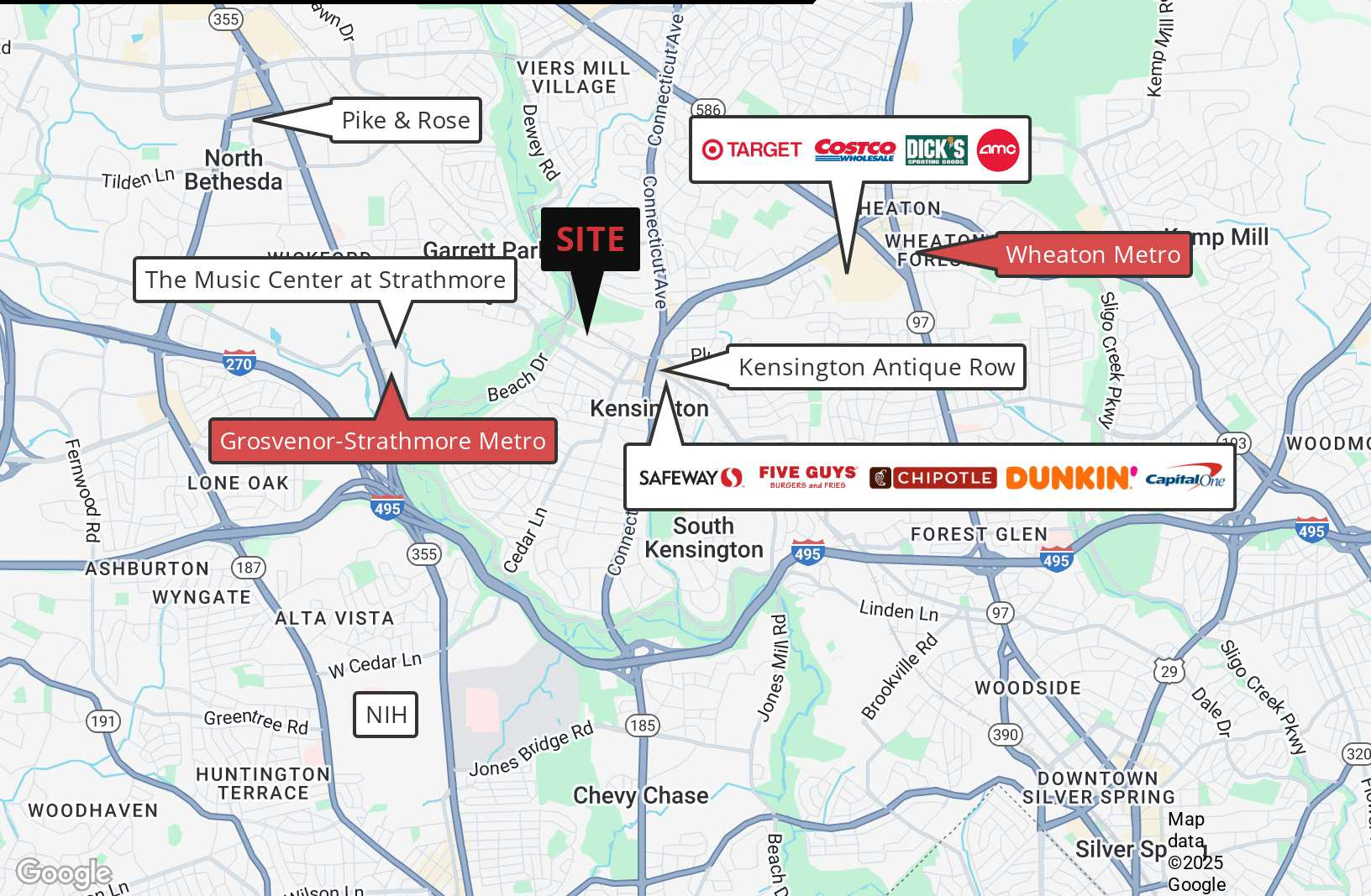
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DEMOGRAPHICS



POPULATION

1 Mile	16,666	6,152	\$206,938
3 Miles	174,684	65,386	\$176,232
5 Miles	441,206	170,780	\$187,317



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

Demographics data derived from AlphaMap



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