



FOR **LEASE/SALE**

PRIME OFFICE & WAREHOUSE SPACE

5810 47TH AVENUE & 4620 MADISON STREET | RIVERDALE, MARYLAND 20737



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

Building 1: 5810 47th Ave

- 4,200 SF of office area at ground level & consists of 12 office spaces with professional office finishes throughout.
- The space also includes a reception area and room for additional cubicles & a conference room.

Building 2: 4620 Madison St

- 5,000 SF clear-span, gas-heated warehouse with up to 18' clear heights served by 1 over-sized at-grade drive-in, 4 inventory/office rooms, and mezzanine storage with climate controlled inventory space.
- There is 10,000 SF ± of paved & secure outdoor storage space associated with this building.

AVAILABLE:	BLDG 1: 4,200 SF ± BLDG 2: 5,000 SF ± & 10,000 SF ± OUTDOOR STORAGE SPACE
LOT SIZE:	0.53 ACRES ±
ZONING:	NAC
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW

AERIAL

 DRIVE-IN

5810

4,200 SF OFFICE AVAILABLE

4620

5,000 SF WAREHOUSE AVAILABLE

10,000 SF IOS
PAVED/FENCED
AVAILABLE



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



Mall at Prince George's

- Target
- Miller's Ale House
- Pizza
- Safeway
- MezeH
- Hook & Reel
- Planet Fitness
- Chipotle
- Pizzeria
- McDonald's



GREENBELT PARK

SITE

Capital Plaza

- Walmart
- Grand Mart
- Chick-fil-A
- Starbucks
- Charley's
- Panda Express
- Tropical Cafe

COSTCO WHOLESALE

LOWE'S



TRADE AREA

DRIVING DISTANCE TO:

410 0.4 MILES
2 MIN. DRIVE

1 0.6 MILES
3 MIN. DRIVE

295 2.0 MILES
7 MIN. DRIVE

AMERICA'S AIRFIELD
17.2 MILES
30 MIN. DRIVE

REAGAN NATIONAL
12.6 MILES
40 MIN. DRIVE

WASHINGTON, DC 7.5 MILES
30 MIN.

BALTIMORE, MD 31.1 MILES
50 MIN.

RICHMOND, VA 118.0 MILES
2 HRS. 40 MIN.

PHILADELPHIA, PA 133.0 MILES
2 HRS. 15 MIN.



FOR MORE INFO CONTACT:

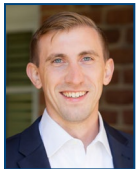


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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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