



**INDUSTRIAL PROPERTY FOR LEASE**

**2775 HAMILTON ST**

HYATTSVILLE, MD 20782



# 2775 HAMILTON ST

**PROPERTY SUMMARY**



**PROPERTY DESCRIPTION**

6,354 SF freestanding industrial building is strategically situated at the intersection of Queens Chapel/500 & Jamestown Rd, experiencing a high traffic flow of 35,850 VPD. Zoned LTOC, the versatile space provides an ideal setting for a wide range of industrial ventures.

**PROPERTY HIGHLIGHTS**

- 6,354 SF freestanding industrial building
- Office + warehouse layout
- Ample on-site parking
- Secured fenced yard area for outdoor storage
- Zoned LTOC allowing for a variety of industrial uses

**OFFERING SUMMARY**

<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	6,354 SF
<b>Lot Size:</b>	35,082 SF

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	11,115	81,609	306,877
<b>Total Population</b>	29,521	230,499	743,390
<b>Average HH Income</b>	\$97,073	\$117,585	\$139,803

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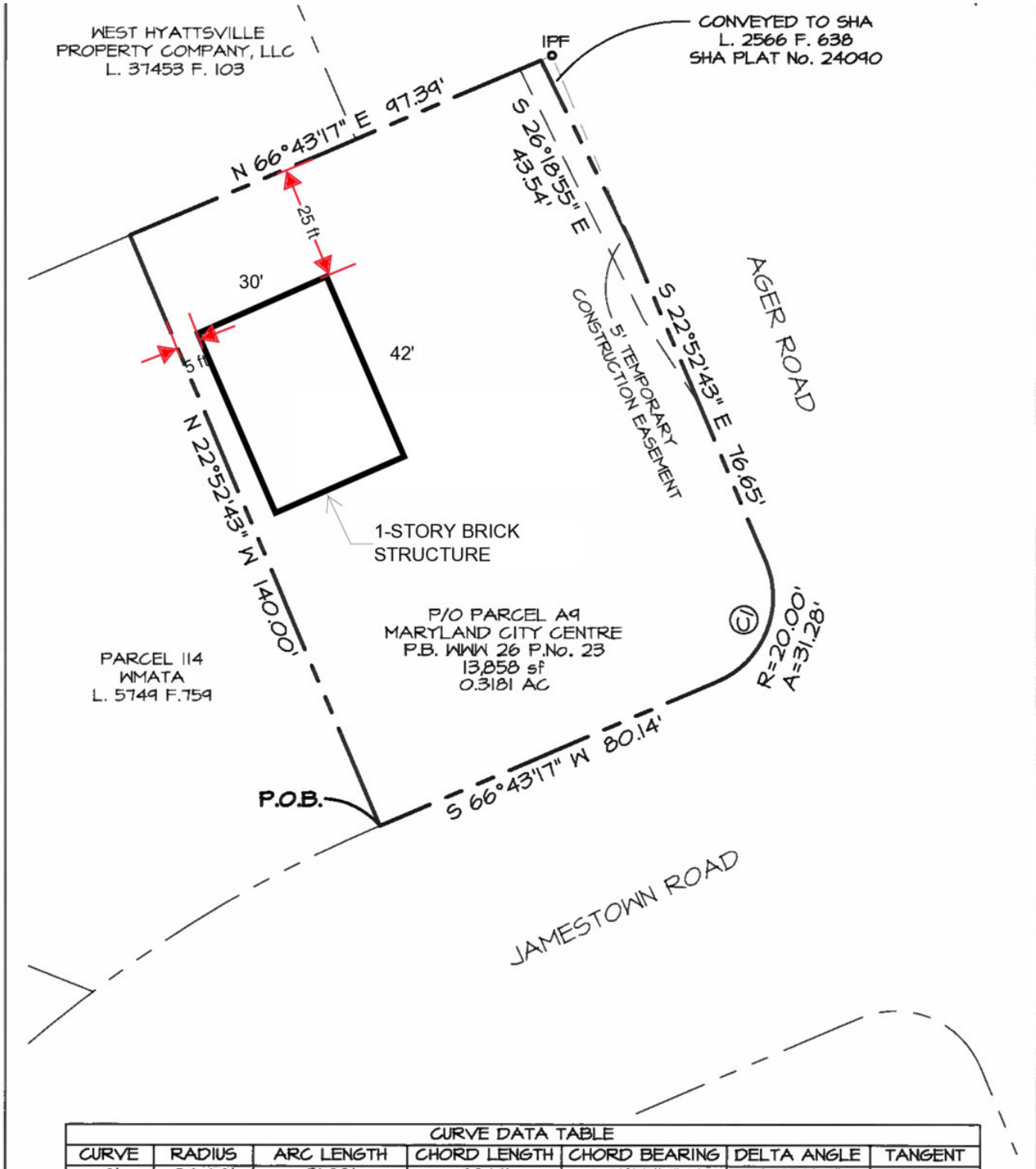
2775 HAMILTON ST

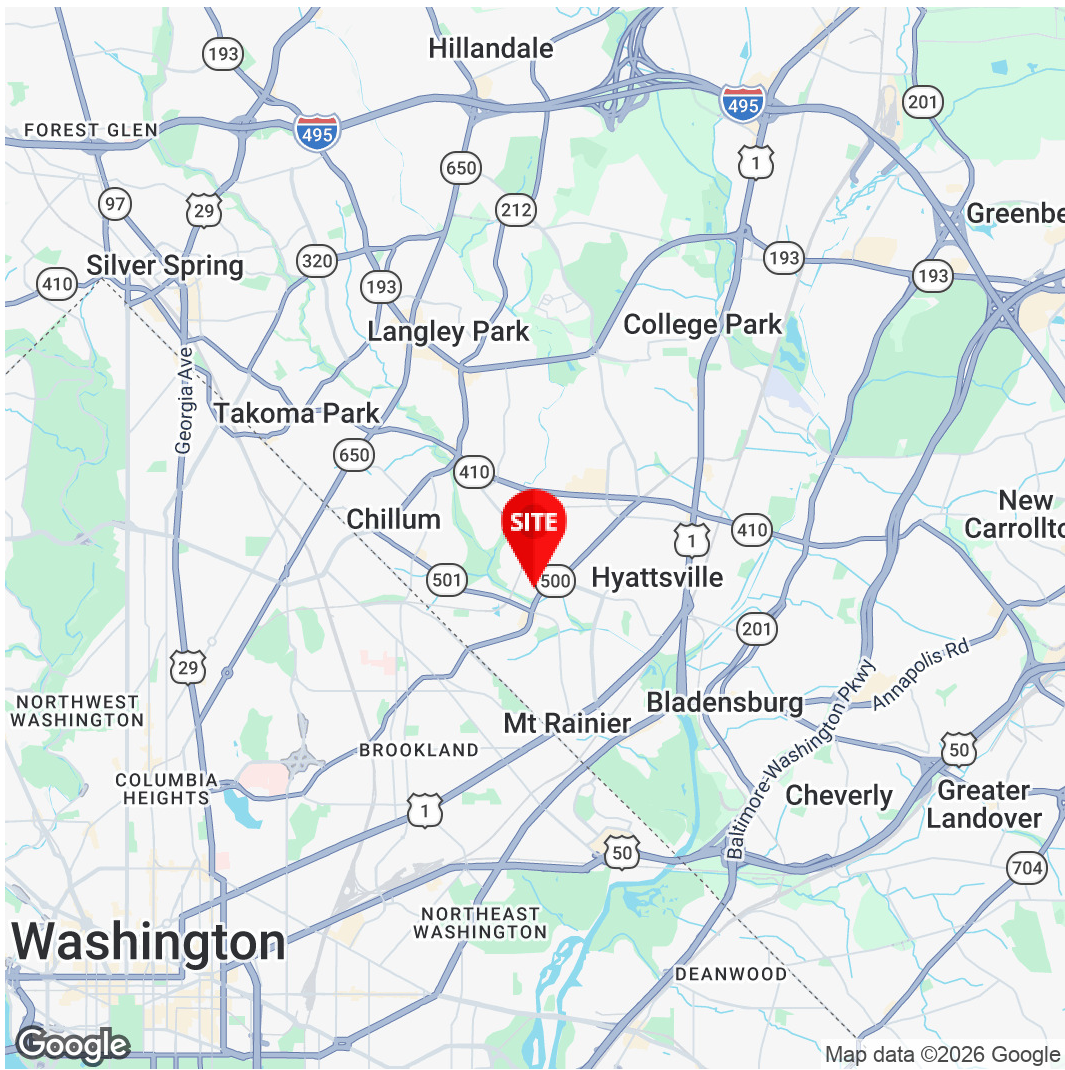
ADDITIONAL PHOTOS



2775 HAMILTON ST

SITE PLAN





**Joey Lee**  
Associate  
703.627.2021  
joseph.lee@divaris.com

**Amit Grover**  
Assistant Vice President  
571.620.5143  
agrover@divaris.com

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