

7850-7870 CENTRAL AVE
HYATTSVILLE, MD 20785



Fully Conditioned Warehouse Prime Location – High Sign Visibility

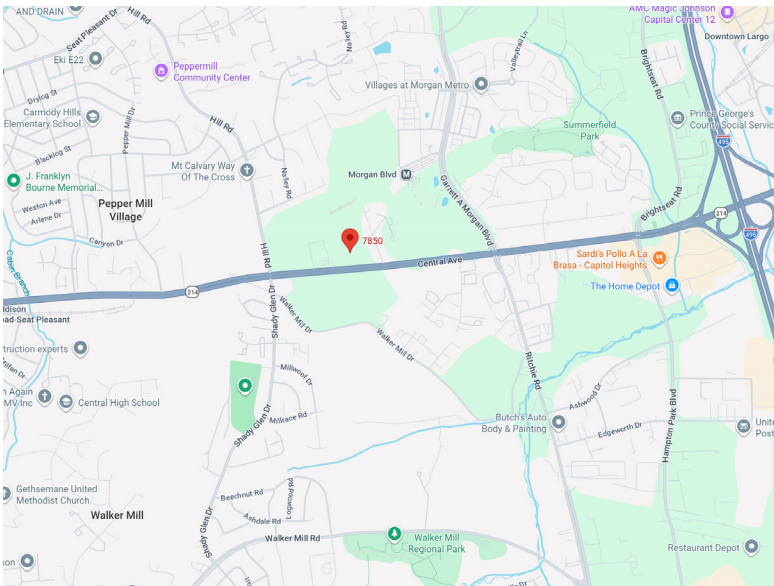
- ±8,427 sqft warehouse – Available soon
- Zoned CM with abundant parking
- ± 20–22' clear ceiling height
- Two (2) rear-loaded dock-high doors
- Lighted pylon signage on Central Avenue
- Less than 1 mile to I-495 and Blue Line Metro
- **Lease Rate: Please contact agent**



STEPHEN CATALANO
Commercial Salesperson

301-627-4407

scatalano@friendre.com



Main: 410-449-1144 · Fax: 410-983-3956 · friendre.com
8436 Veterans Hwy, Millersville, MD 21108

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SITE PLAN

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	8-22-05	MM	ISSUE FOR CONSTRUCTION
2	1-17-06	MM	ISSUE FOR FINAL PERMITS
3	5-13-07	MM	FINAL PERMITS SUBMITTAL
4	5-13-07	MM	FINAL PERMITS SUBMITTAL

Pascal

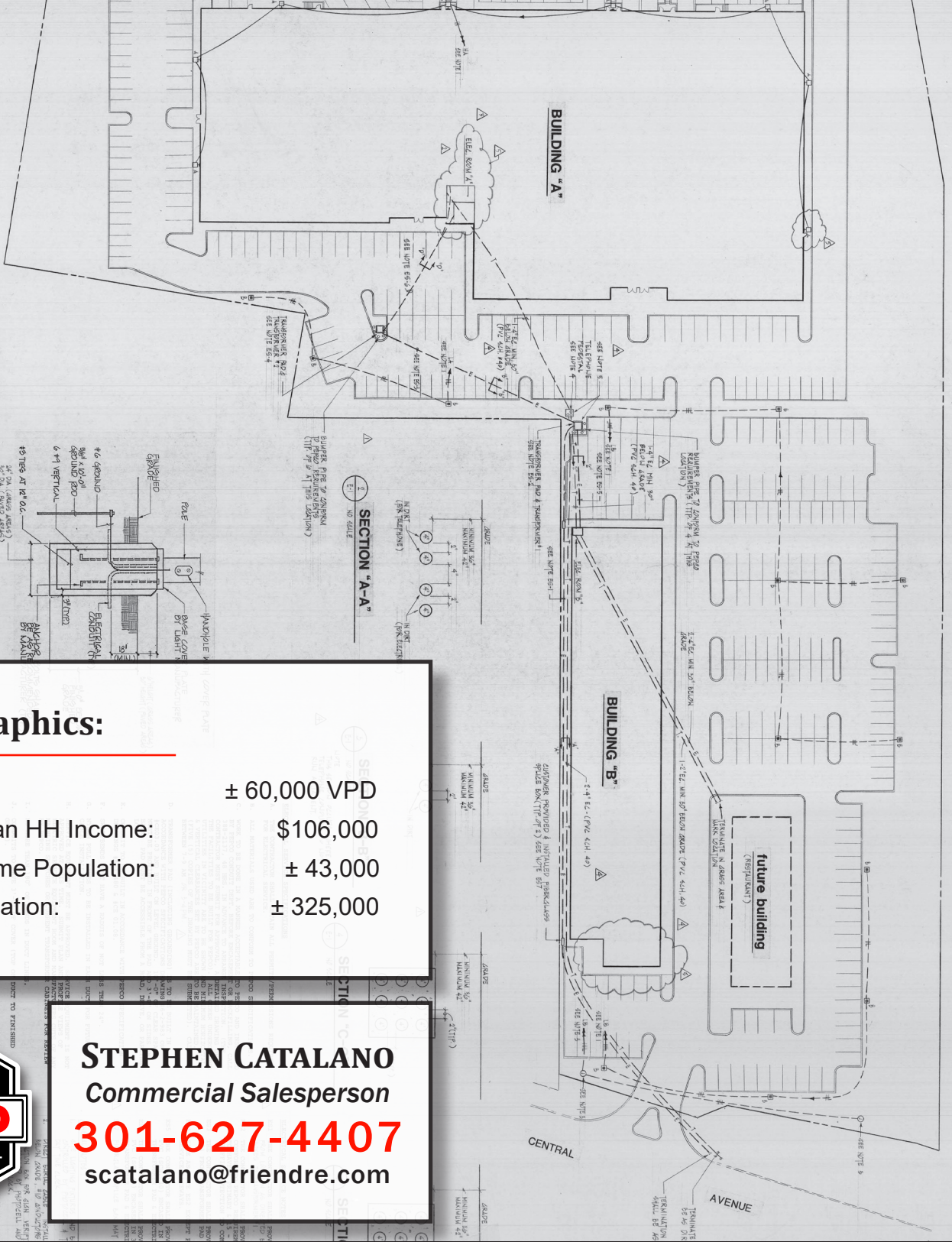
Pascal Consultants
354 FAHRENHEIT AVENUE, SUITE 2
MILLERSVILLE, MARYLAND
(703) 591-9722



SITE PLAN



POLE BASE DETAIL



Demographics:

Daily Traffic:	± 60,000 VPD
1-Mile Median HH Income:	\$106,000
3-Mile Daytime Population:	± 43,000
5-Mile Population:	± 325,000



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