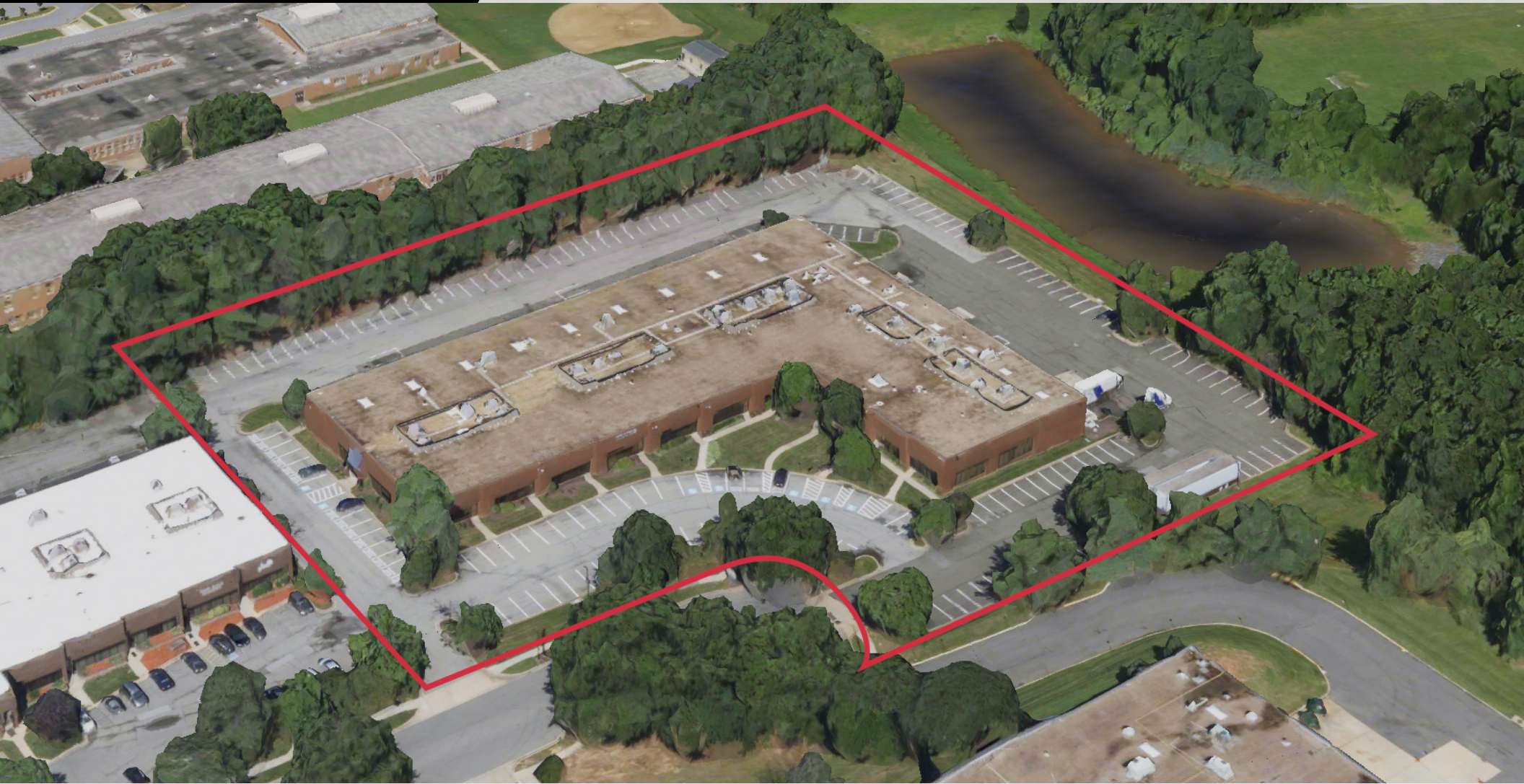


52,110± SF / 4.58± ACRES
FOR SALE

5200 Philadelphia Way, Lanham, MD
Industrial / Flex with Ample Paved Area (IOS)



PROPERTY OVERVIEW

NAI Michael is pleased to present the exclusive sale of 5200 Philadelphia Way, a well-maintained freestanding flex/warehouse building totaling 52,110± SF, zoned heavy industrial (IH), and situated on 4.58± acres in Lanham, Prince George's County, MD. The property is positioned within the highly desirable Washington Business Park and close to the intersection of the Capital Beltway (I-495) and Route 50.

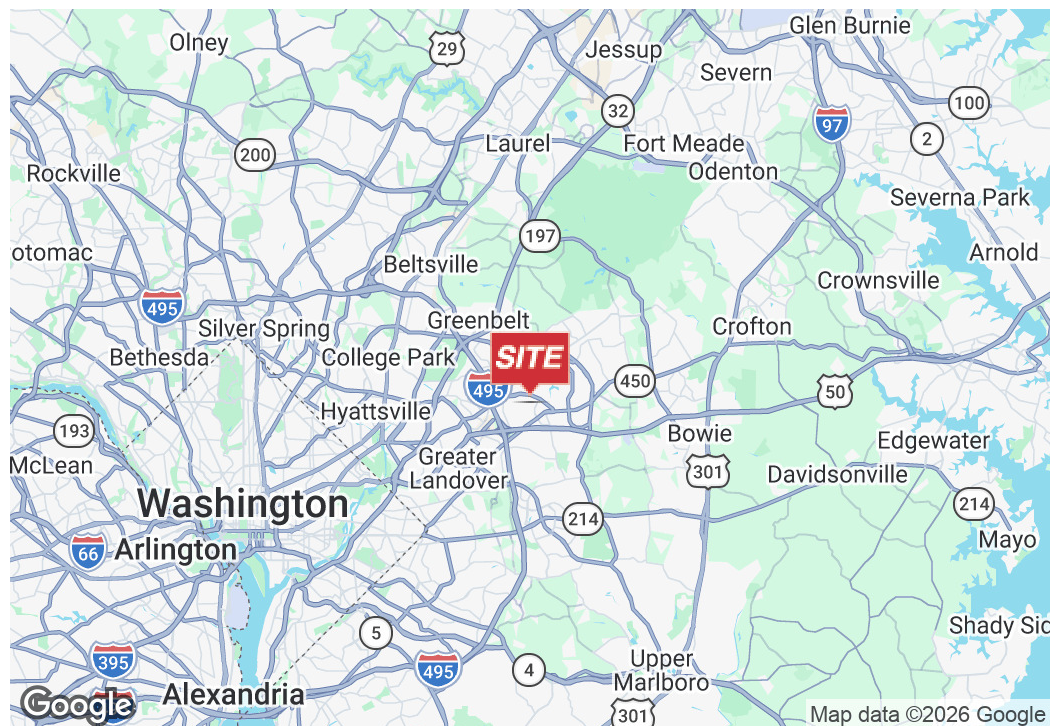
5200 Philadelphia Way is a single-story, freestanding brick flex/warehouse totaling 52,110± rentable SF. The building sits on approximately 4.58 acres and offers a highly functional, mostly paved site with outstanding lot-to-building coverage of approximately 25%, making it uniquely versatile for a wide range of logistics, warehousing, manufacturing, government contractor, and flex office uses.

The asset presents a rare owner-user opportunity in a submarket with limited Heavy Industrial (IH) zoning availability. With the building to be delivered 90% vacant, and 100% vacant by Q2 2027, a qualified buyer has the ability to immediately occupy a significant portion of the building while benefiting from in-place income from a short-term tenant occupying end-cap Suite L of 5,475± SF.

The property and lot size allow for exterior outside storage permitted by right in the Industrial Heavy (IH) zoning. The rear of the property backs up to a storm water management pond, allowing for natural security. Further, the property could be enhanced with a fence for additional security. In 2023, the building underwent a complete roof replacement with an EPDM with ballast roofing system under warranty through December 15, 2043. This new roof provides a new owner with 17+ years of remaining roof warranty. This substantially reduces near-term capital expenditure risk.

Currently, 5200 Philadelphia Way is built out with approximately 90% office and 10% warehouse. However, the property can be retrofitted to accommodate more warehouse intensive users. Additionally, it can easily be demised for up to five tenants, if an owner wants to occupy a portion and lease out the remainder of the building. Multiple utility meters, restrooms and dock locations make demising more feasible in a cost-effective way. Furthermore, a short-term tenant occupies a 5,475± SF end-cap suite (Suite L) for \$17.00 per SF NNN, providing interim income while the balance of the building is available for owner-user occupancy. The property is expected to be delivered substantially vacant at closing, creating an exceptional opportunity for an end-user to acquire a move-in ready facility at a superior location.

While this Washington Business Park portfolio has traded a few times, most recently in 2008, this property has never been offered for sale on an individual basis.



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Industrial / Flex for Sale

5200 PHILADELPHIA WAY, LANHAM, MD 20706

Building Size:	52,110± SF
Land:	4.58± Acres
Zoning:	IH (Heavy Industrial)
Year Built:	1981
Clear Height:	16'
Loading:	11 docks and 3 ramped drive-ins; 6 existing storefront glass knockouts for additional docks
Roof:	EPDM with ballast (2023 replacement); warranty through December 2043
Utilities:	WSSC and Washington Gas
Power:	1600 Amps, 480/277 Volts, 3-Phase, 4-Wire
Parking:	206 surface spaces
Short-Term Tenant:	Suite L - 5,475± SF end cap \$17.00/SF, NNN base rent \$93,075 annual rent One year term; expires Q2 2027
Delivery:	90% vacant at closing



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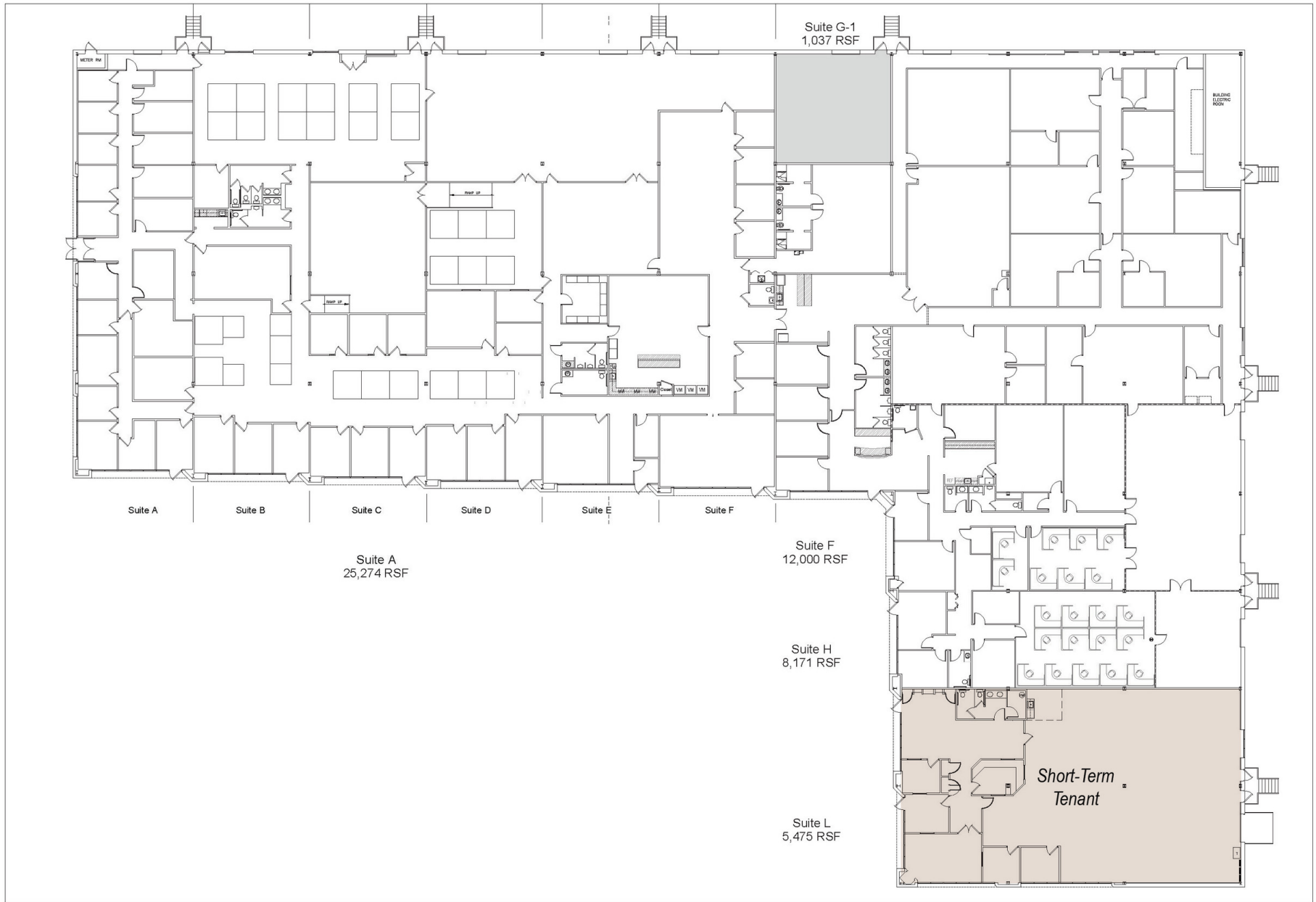
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PROPERTY HIGHLIGHTS

- **Exceptional Owner-User Opportunity:** Building will be delivered 90% vacant, allowing a qualified buyer to immediately occupy the majority of the building for their own operations.
- **Rare Heavy Industrial (IH) Zoning:** Heavy Industrial zoning is among the scarcest and most protected zoning designations in the Washington DC region. The IH designation provides a broad array of permitted uses.
- **Paved, Functional Site:** The property lot is mostly paved and nearly all usable, offering outstanding operational efficiency with no wasted land. At approximately 25% building-to-land coverage, the site provides an abundance of functional outdoor space for parking (206 surface spaces), staging, truck maneuvering, and potential future expansion.
- **Attractive Brick Construction:** The building's brick exterior provides a professional appearance, low maintenance, and superior curb appeal within the park environment.
- **Heavy Power Infrastructure:** The building is served by existing heavy electrical power, a significant advantage for users requiring substantial power capacity. The cost and timeline required to establish heavy power from scratch can be prohibitive for many users.
- **New Roof (2023) with Long-Term Warranty:** The 2023 EPDM with Ballast roof replacement, under warranty through December 15, 2043, eliminates a significant and common capital expenditure risk associated with older industrial assets.
- **In-Place NNN Income During Transition:** The short-term tenant provides a new owner with in-place income (\$17.00/SF NNN for 5,475± SF) while they plan and execute their occupancy.
- **Well-Maintained Asset in Good Overall Condition:** The building has been institutionally owned, managed and maintained since it was constructed.





*This drawing has not been field verified and should not be used to order furniture, fixtures or equipment. BECO makes no warranties as to its completeness or accuracy.

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Industrial / Flex for Sale

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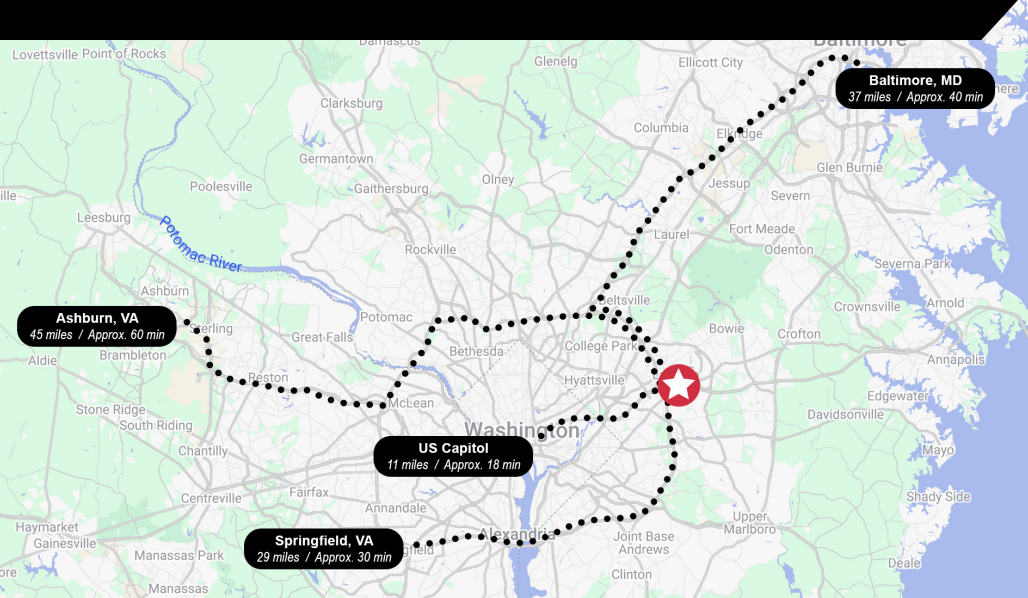
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Industrial / Flex for Sale

5200 PHILADELPHIA WAY, LANHAM, MD 20706



LOCATION DESCRIPTION

5200 Philadelphia Way is located within Washington Business Park, one of the most strategically positioned business parks in the Washington DC region. This location is just minutes from the Route 50 and Capital Beltway (I-495) interchange, providing exceptional regional access to downtown DC, suburban Maryland, northern Virginia and Baltimore. This location is optimized for efficient distribution and regional operations

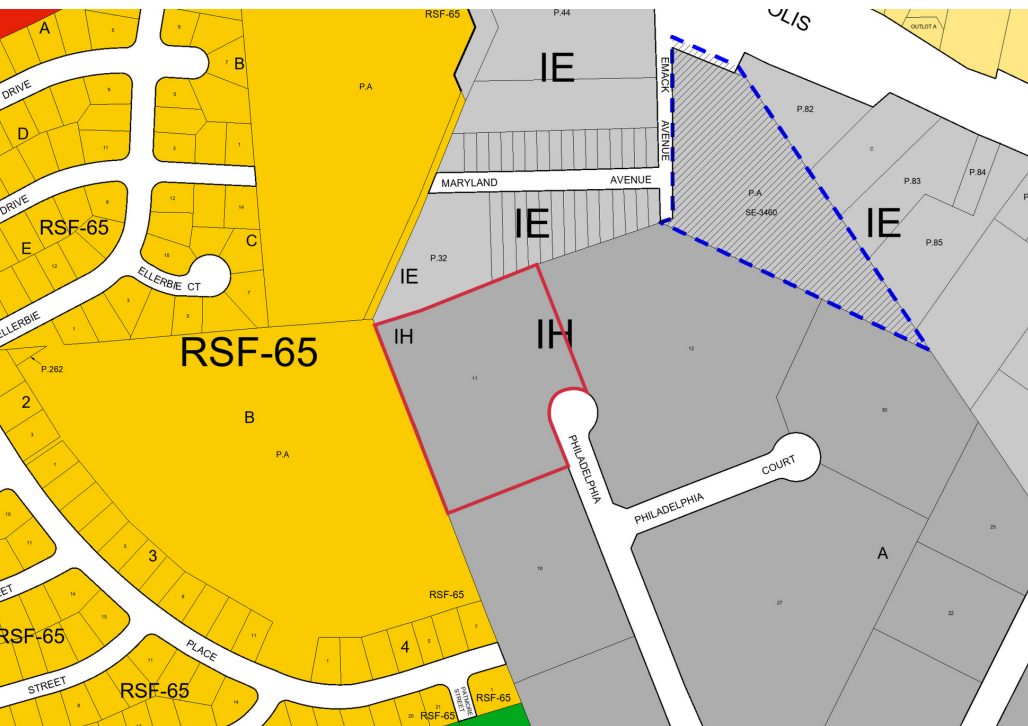
Lanham is also home to numerous amenities, including transit at the New Carrollton Station, retail and dining at Vista Gardens Marketplace, and professional services throughout Washington Business Park.

Washington Business Park is one of Prince George's County's premier established business campuses, home to a diverse mix of government contractors, contractors, unions, schools, defense technology firms, logistics operators, and service companies. The park offers a mature, professionally managed environment with strong co-tenancy, established infrastructure, and a nationally recognized address that resonates with both corporate users and government agencies.

HEAVY INDUSTRIAL ZONING

The **IH zone** is designed for Prince George's County's most intensive industrial uses. The zone is intentionally reserved for uses that cannot be appropriately located in lighter industrial classifications and that require maximum operational flexibility. The IH zone accommodates the broadest range of industrial uses in the County, including but not limited to:

- Heavy manufacturing — fabrication, assembly, processing, and production facilities
- Warehousing and bulk distribution — large-scale storage, fulfillment, and logistics operations
- Wholesale trade and storage — including outdoor and bulk storage (subject to screening requirements)
- Contractor and construction yards — staging, equipment storage, and trade operations
- Truck terminals and freight handling
- Vehicle storage, towing, and salvage yards
- Utility and infrastructure facilities
- Research, testing, and laboratory uses (including heavy/technical research)
- Government and defense contractor facilities
- Auto-related industrial uses — repair, service, and parts



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Lan **SITE**

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INDUSTRIAL / FLEX INVESTMENT SALE

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