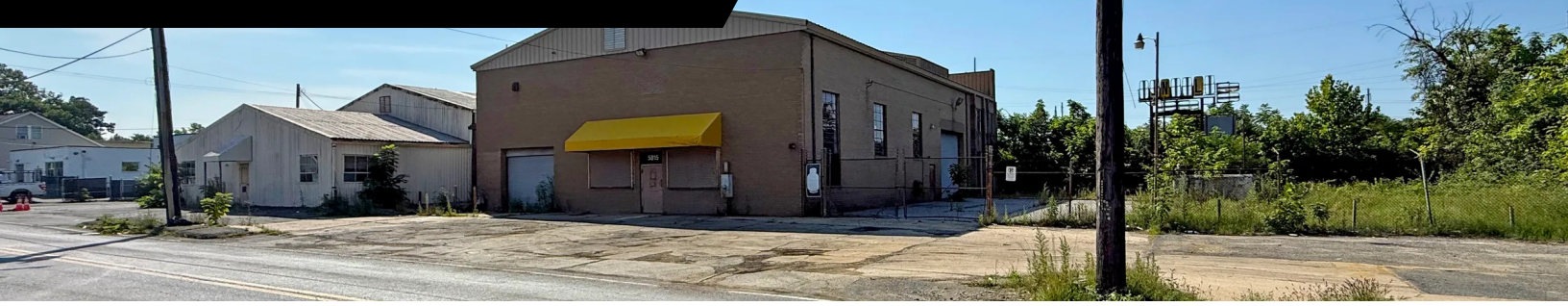


FOR SALE

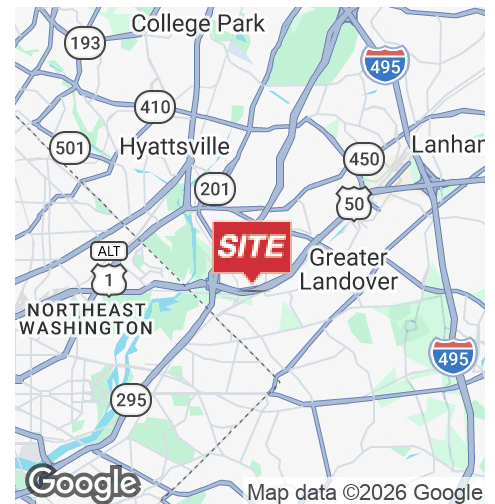
Industrial Property



5815 ARBOR ST Hyattsville, MD 20781

PROPERTY HIGHLIGHTS

- 11,600± SF industrial building
- 1.07± acres (46,802± SF)
- 1,200± SF of second-floor office space
- Drive-in loading
- Approximately 15'–18' clear ceiling heights
- Fully paved, fenced, and secured storage yards on both sides of the building
- Warehouse access to east and west yard areas
- Two on-site storage sheds
- LTO-C (Local Transit Oriented-Core) zoning
- Prominent Route 50 signage available
- Excellent access to Route 50, I-495, and Route 295
- **SALE PRICE:** \$2,800,000



MICHAEL ISEN

O: 301.918.2908

misen@naimichael.com

MICHAEL DIMEGLIO

O: 301.918.2949

mdimeglio@naimichael.com

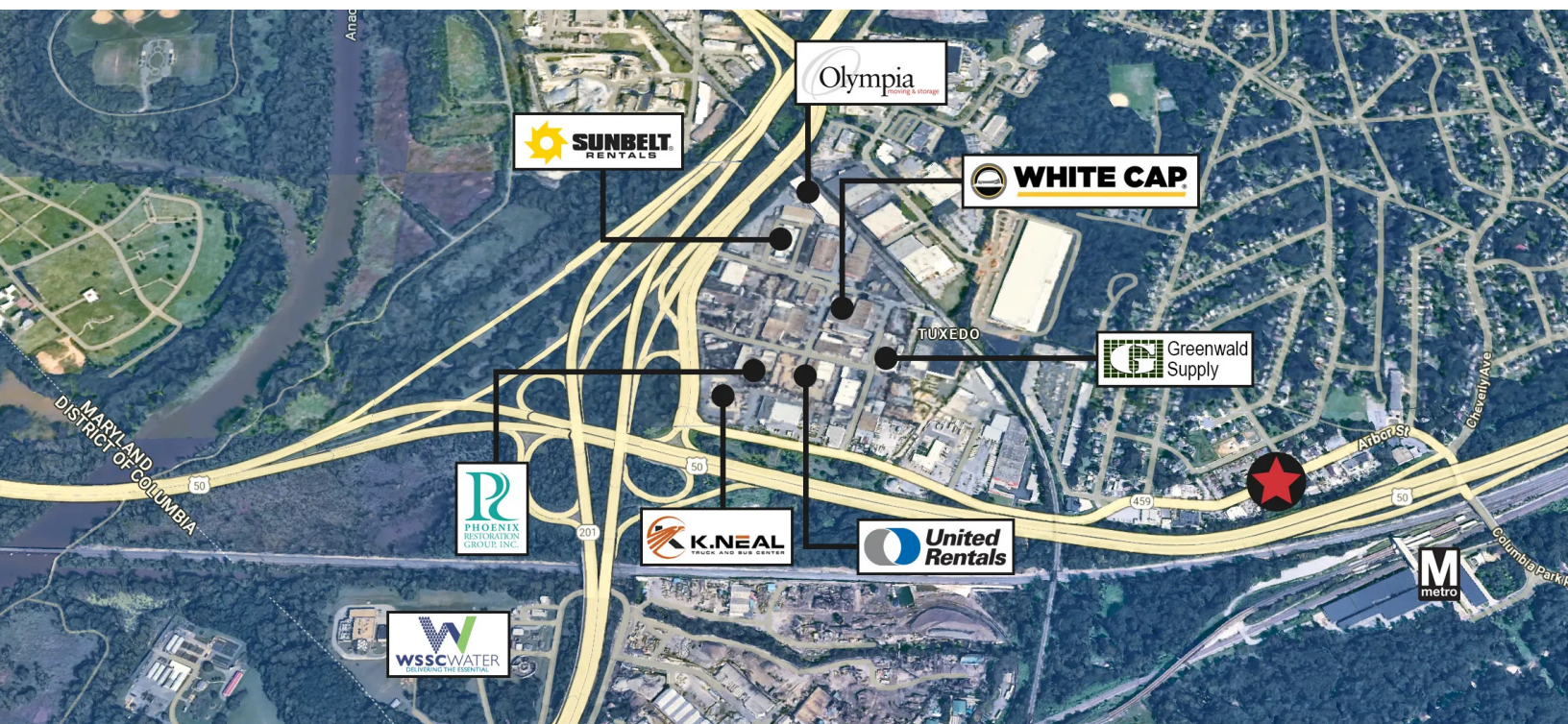


10100 Business Pkwy | Lanham, MD 20706 | +1 301.459.4400 | naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

Industrial For Sale

GREAT LOCATION ALONG ROUTE 50



Naimichael

MICHAEL ISEN

301.918.2908 | misen@naimichael.com

MICHAEL DIMEGLIO

301.918.2949 | mdimeglio@naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.