

INDUSTRIAL PROPERTY FOR LEASE



6501 YOCHELSON PL Clinton, MD 20735

PROPERTY HIGHLIGHTS

- 8,507± SF of warehouse with 2nd level office
- 0.5± acres of fenced outdoor storage
- Zoned C-S (Commercial Service)
- Three drive-in doors with a 2nd level dock door
- 18' ceiling height
- Fully fenced and secured facility
- State-of-the-art motion detectors, surveillance cameras, alarm system and bullet-resistant glass entry
- High-efficiency subfloor radiant heating system

LOCATION DESCRIPTION

Excellent location just off Branch Avenue (Route 5) and close to the Capital Beltway (I-495/I-95).



JOSEPH PALERMO

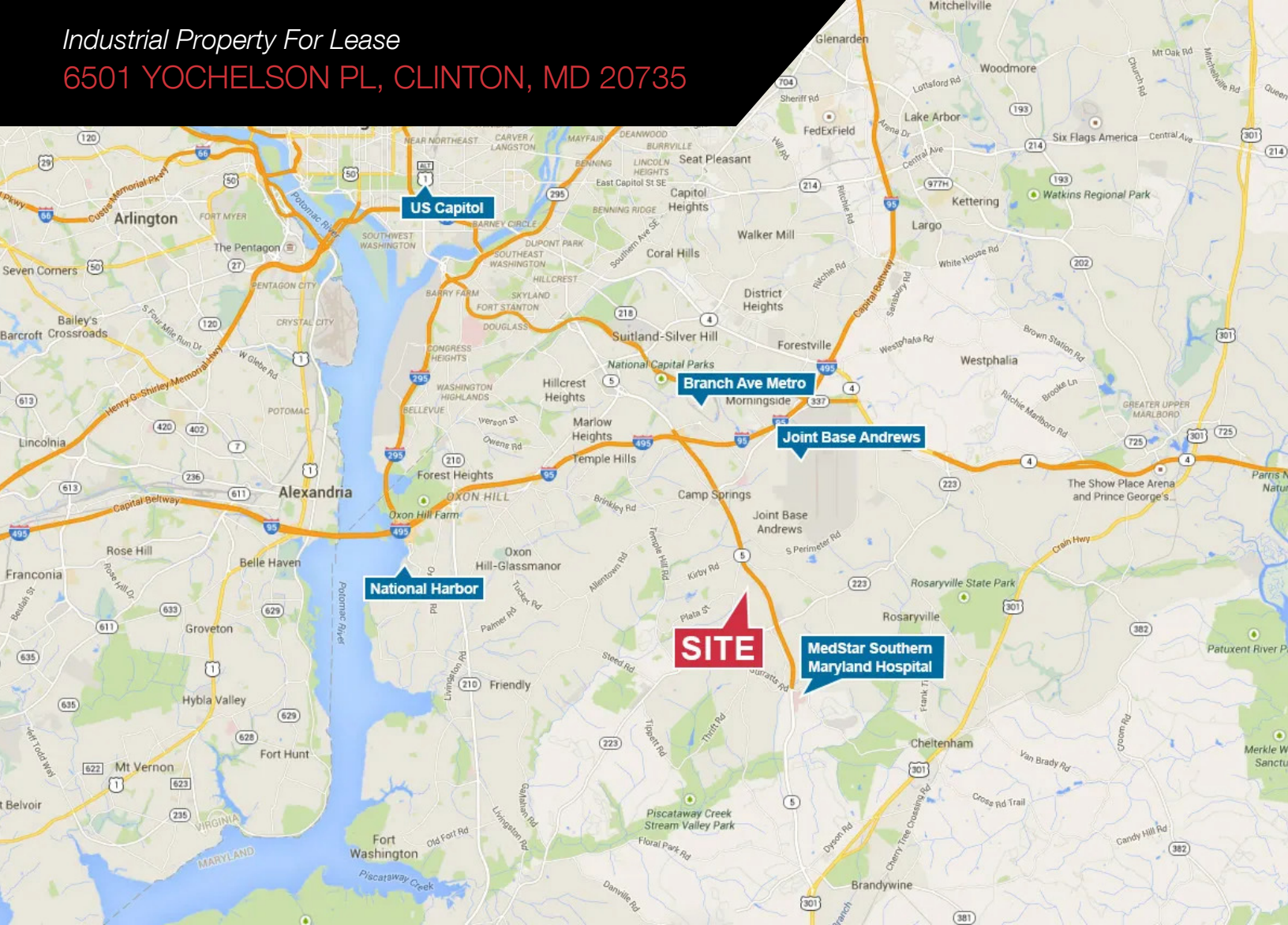
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