

INDUSTRIAL HEIGHTS

5225 Kilmer Place, Hyattsville, Maryland 20781
Prince George's County

RARE OWNER OCCUPANT OPPORTUNITY



PROPERTY HIGHLIGHTS

- **Property Size:** 60,970 square feet
- **Lot Size:** 1.2 acres lot
- **Additional Outdoor Storage/Parking:** .8 acres of fenced yard
- **Loading:** Nine (9) docks and two (2) drive-in doors
- **Zoning:** IE (Industrial, Employment)
- **Sprinkler:** Fully sprinklered
- **Delivery:** Property will be delivered vacant upon a sale
- **Infill Location:** Within close proximity to I-495, B/W Parkway & US 50

NEARBY



SOLD BY:

NAIklnb

Aaron Carroll
acarroll@klnb.com
202-652-2333

Chris Kubler
ckubler@klnb.com
443-574-1415

9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046
klnb.com

INDUSTRIAL HEIGHTS

5225 Kilmer Place, Hyattsville, Maryland 20781
Prince George's County

CLOSE-UP AERIAL



Aaron Carroll
acarroll@klnb.com
202-652-2333

Chris Kubler
ckubler1@klnb.com
443-574-1415

9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046
klnb.com



INDUSTRIAL HEIGHTS

5225 Kilmer Place, Hyattsville, Maryland 20781
Prince George's County

PHOTOS



Aaron Carroll
acarroll@klnb.com
202-652-2333

Chris Kubler
ckubler1@klnb.com
443-574-1415

9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046
klnb.com



INDUSTRIAL HEIGHTS

5225 Kilmer Place, Hyattsville, Maryland 20781
Prince George's County

PHOTOS



Aaron Carroll
acarroll@klnb.com
202-652-2333

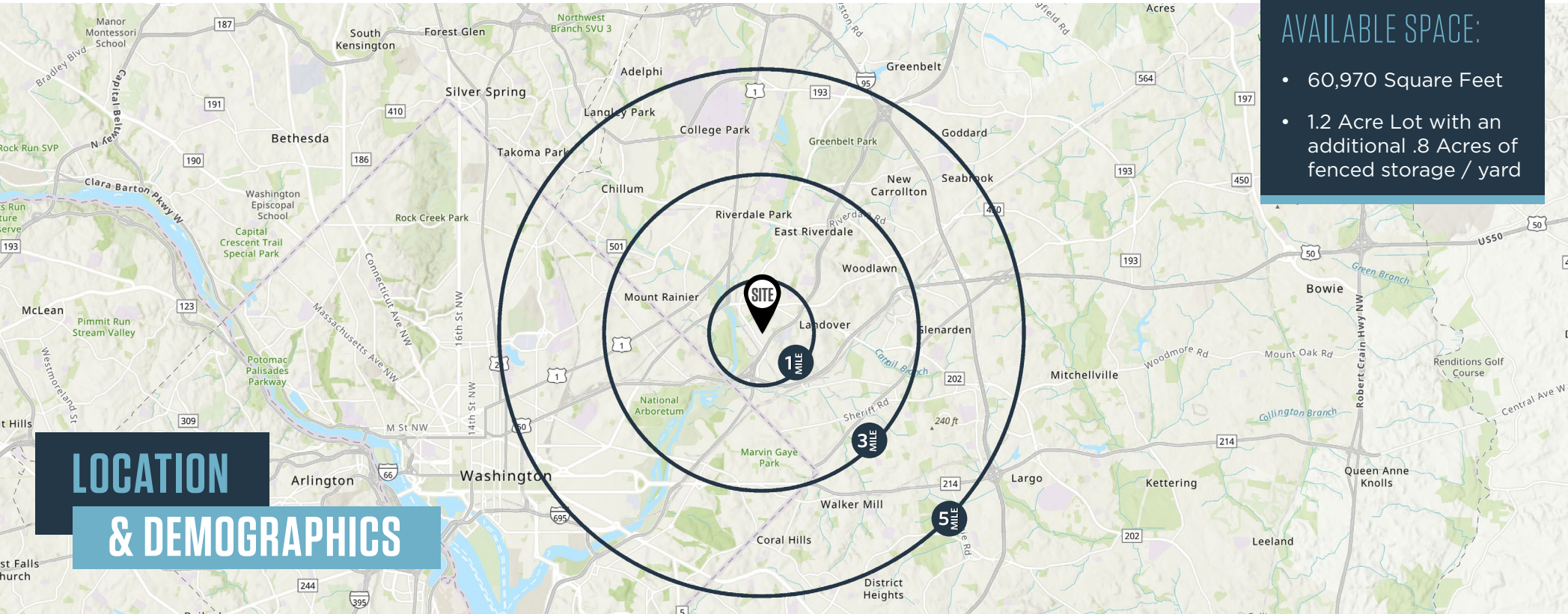
Chris Kubler
ckubler1@klnb.com
443-574-1415

9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046
klnb.com



INDUSTRIAL HEIGHTS

5225 Kilmer Place, Hyattsville, Maryland 20781
Prince George's County



AVAILABLE SPACE:

- 60,970 Square Feet
- 1.2 Acre Lot with an additional .8 Acres of fenced storage / yard

LOCATION & DEMOGRAPHICS

TRAFFIC COUNTS | 2025

52 nd Avenue	5,413 ADT
Kennilworth Avenue [201]	33,870 ADT
Baltimore/Washington Pkwy [MD 295]	102,553 ADT

	1-MILE	3-MILES	5-MILES	1-MILE	3-MILES	5-MILES	
Population	12,168	184,666	585,548	Households	3,896	65,692	224,923
Daytime Population	12,770	161,910	573,850	Average Household Income	\$113,042	\$107,664	\$129,253

Aaron Carroll
acarroll@klnb.com
202-652-2333

Chris Kubler
ckubler1@klnb.com
443-574-1415

9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046
klnb.com



INDUSTRIAL HEIGHTS

5225 Kilmer Place, Hyattsville, Maryland 20781

Prince George's County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Aaron Carroll
aaroll@klnb.com
202-652-2333

Chris Kubler
ckubler@klnb.com
443-574-1415



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046
klnb.com

