

FOR LEASE

**Industrial Warehouse
w/ Office ± 14,150 SF**

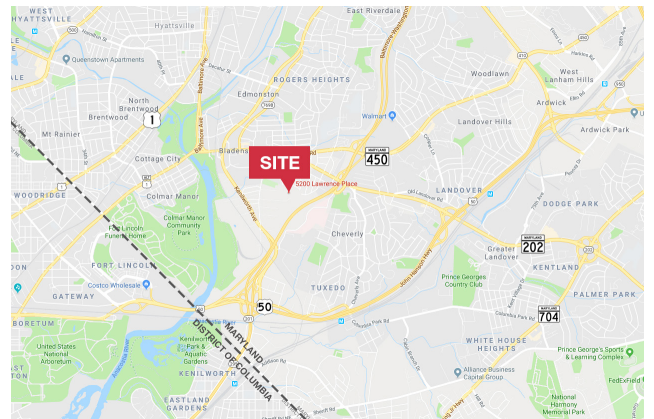


5200 Lawrence Place

Hyattsville, Prince George's County, MD

Property Features

- **14,150 ± SF AVAILABLE TOTAL**
 - 2,700 SF of Air Conditioned Office Space
 - 11,450 SF of Warehouse Space
- Ceiling height - 16' clear
- Lot size - 1 ± Acre
- Two (2) full restrooms
- Twenty (20) parking spaces
- One (1) Drive-In
- Two (2) loading docks
- Sprinkler - Wet
- Power: 208-3Phase-800 Amp
- Zoned I-1
- Built in 1987
- Existing pallet structure available for racking use
- **LEASE RATE: \$8.00 PSF/YR NNN**



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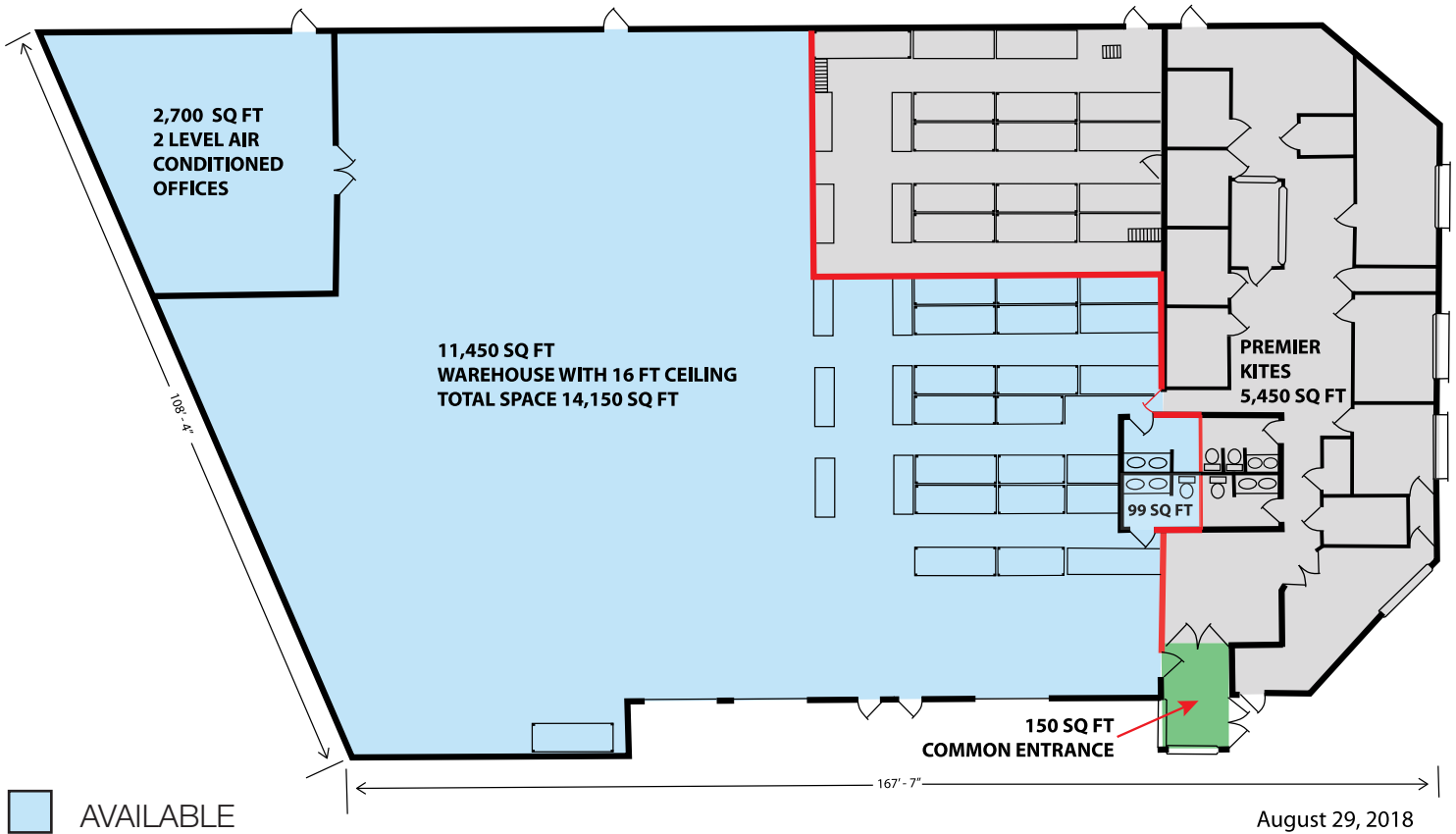
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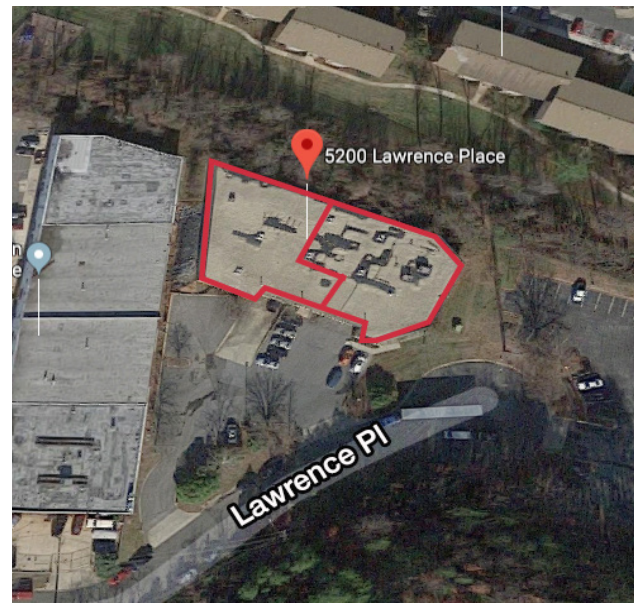
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Industrial Warehouse w/ Office

1 : 40 scale PREMIER ARCHITECTURAL PLAN (ground level)



August 29, 2018



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