

# 44 DOOR CROSS-DOCK ON 7.08± ACRES

FOR LEASE

2400 Beaver Road, Hyattsville, MD 20785



**\$66,000/month, NNN**

## PROPERTY DETAILS

21,040± SF  
BUILDING:

- 12,430± SF dock
- 44 loading positions
- 1,500± SF office (2 levels)
- 7,110± SF shop (3 bays)

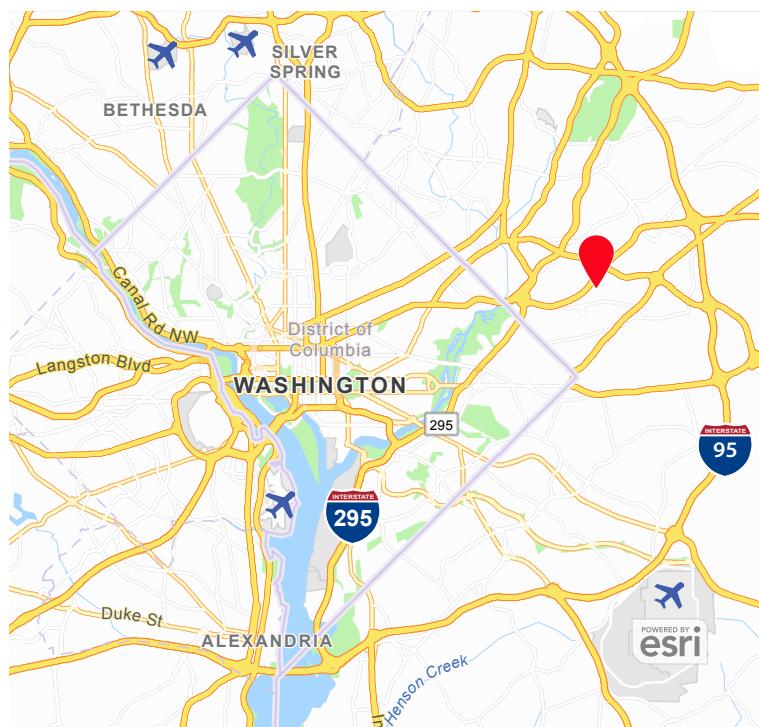
7.08± ACRE SITE:

- 4.54± improved acres
- Asphalt paved, fenced & lit yard
- I-2 Industrial zoning



## LOCATION HIGHLIGHTS

Located 3± miles from US 50, 2.2± miles from Baltimore Washington Parkway, and 2.7± miles from the District of Columbia (DC).



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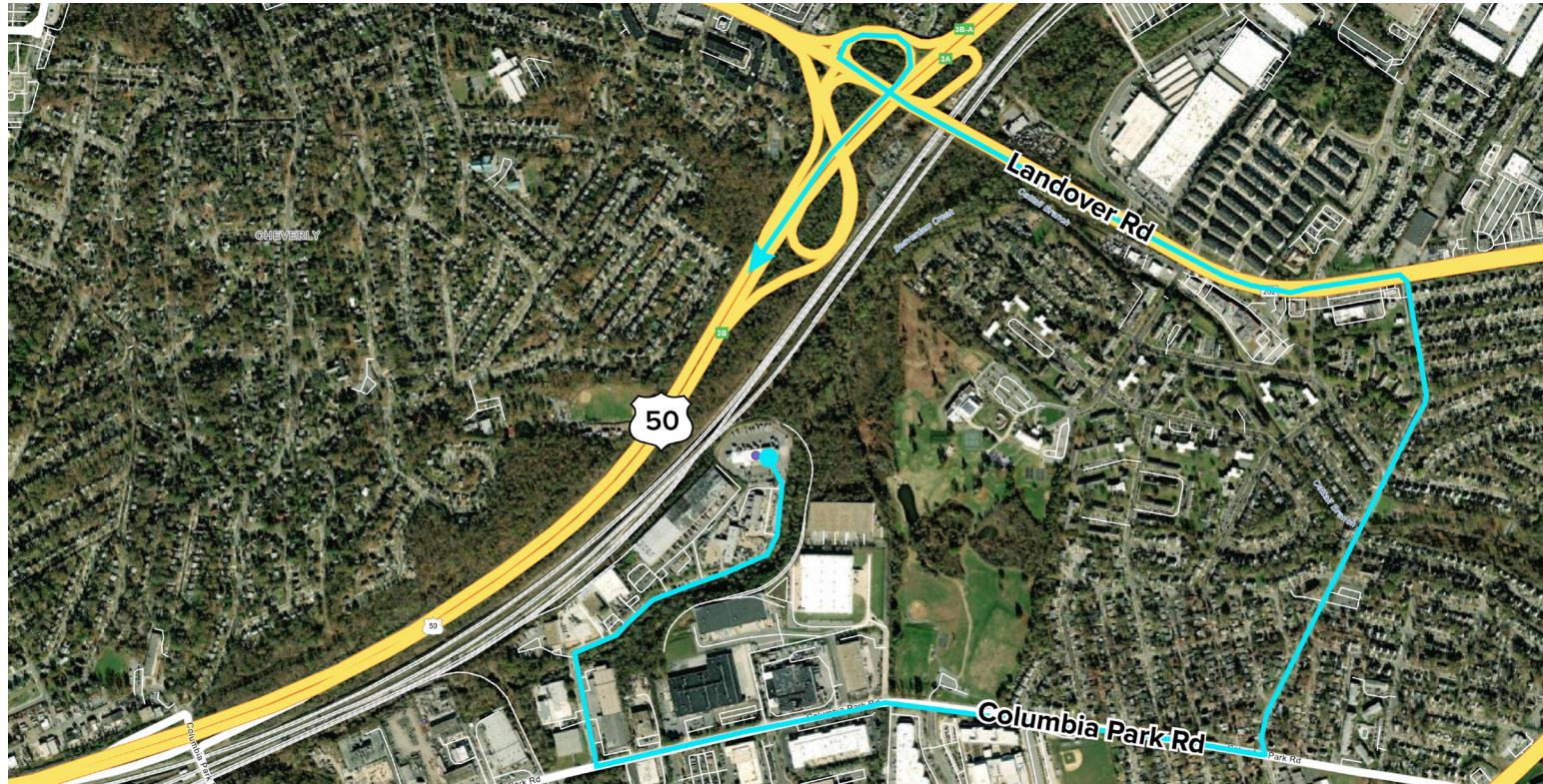
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