



FOR LEASE

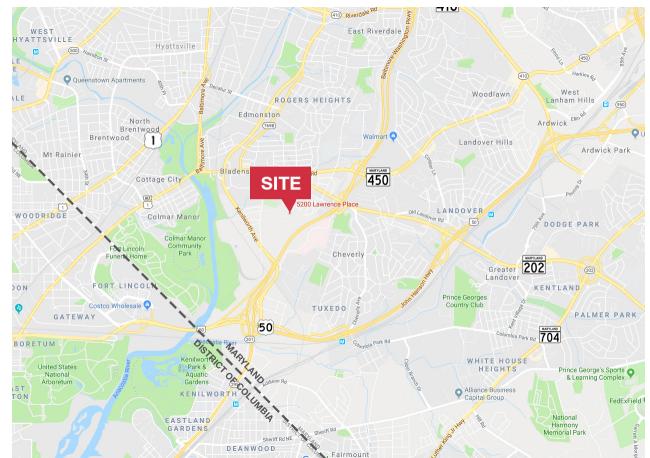
Industrial Warehouse
w/ Office ± 15,950 SF

5200 Lawrence Place

Hyattsville, Prince George's County, MD

Property Features

- 15,950 SF TOTAL SPACE AVAILABLE (4,150 sf Office space, 11,800 sf warehouse with 16 ft clear ceiling)
- Lot size: 1.08 acres with separate in-out driveways
- 24 parking spaces
- (2) high docks, (2) low docks and (2) driveways for great ingress/egress for tractor trailers
- (3) recently updated 2-stall full bathrooms
- Sprinkler: wet
- Power: 208 3Phase with 1,800 Amps for high energy users
- New roof and recently installed high-efficiency LED lighting throughout
- Zoned IE
- Built in 1987
- Existing 20+ systems office work station furniture in the office areas and pallet structures and materials handling equipment included in rent



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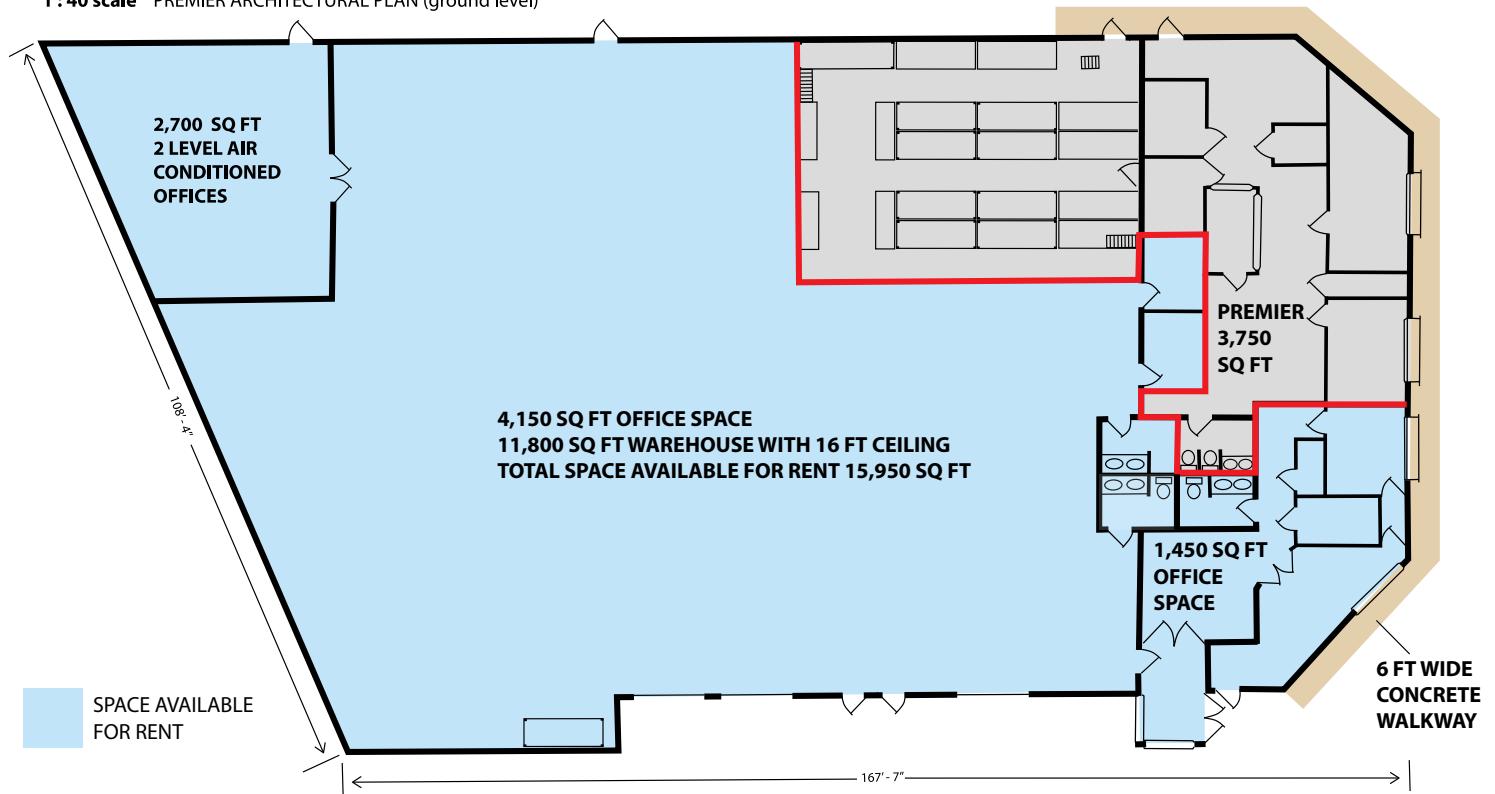
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Industrial Warehouse w/ Office

1 : 40 scale PREMIER ARCHITECTURAL PLAN (ground level)



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