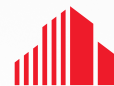


FOR LEASE

Hyattstown Business Park
2200 Urbana Pike
Hyattstown, MD 20871



**CUSHMAN &
WAKEFIELD**

BRAND NEW CLASS A INDUSTRIAL SITE

48,000 SF
NOVEMBER 2025 DELIVERY



Property Highlights



**Ideal for Light
Manufacturing /
Warehousing**



**Plans Approved
Under Construction**



EXIT
**Directly
off I-270**

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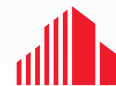
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BUILDING SPECIFICATIONS

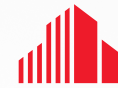
± 48,000 SQUARE FEET **24'** CLEAR HEIGHT **± 135** CAR PARKING SPOTS

COLUMNS	40'w x 40'd
DOCKS	Five Exterior
CONSTRUCTION	Reinforced Tilt Concrete
DRIVE INS	4 total / 12' x 14'
SLAB	6" reinforced slab
FIRE PROTECTION	ESFR
UTILITIES	<ul style="list-style-type: none">• 3,000a/480v 3p Heavy• Natural Gas

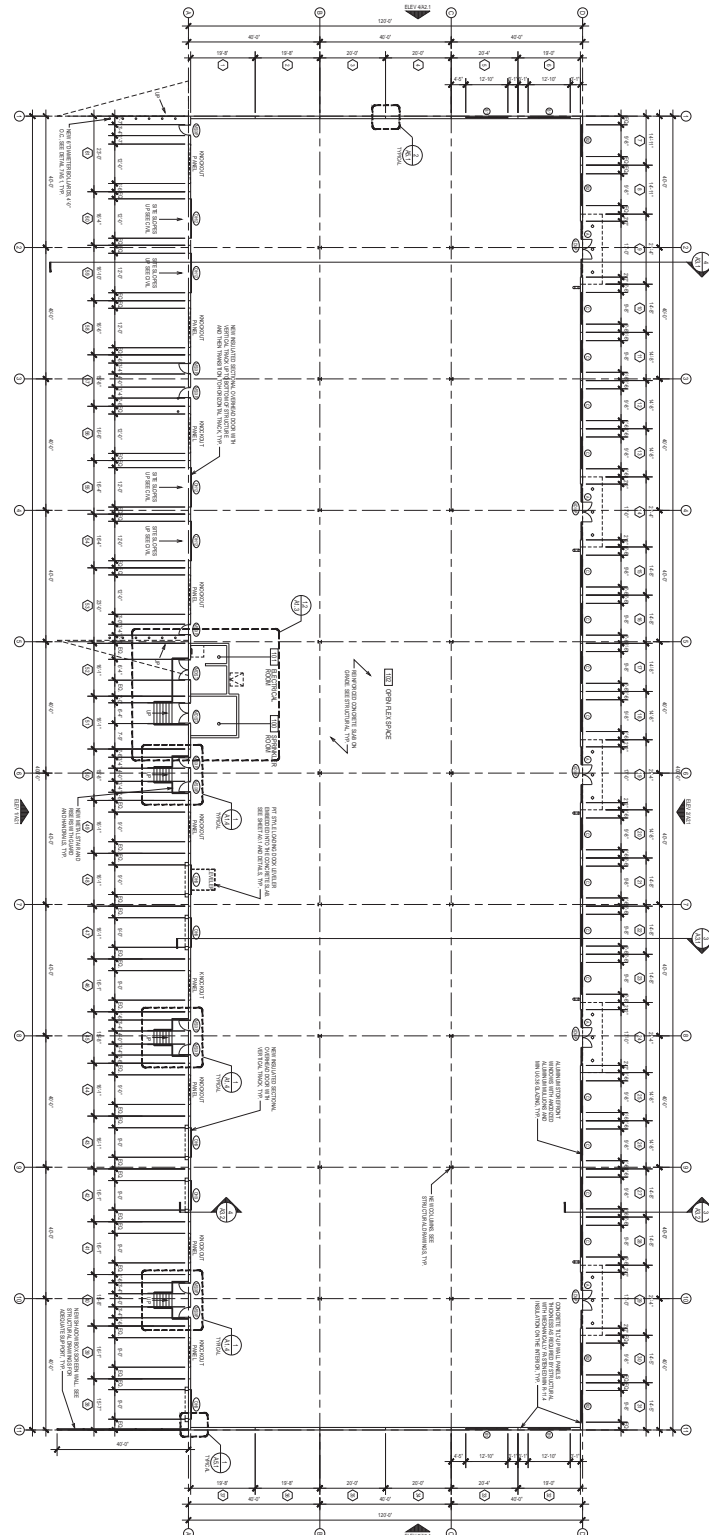
Potential Outside Storage Lots



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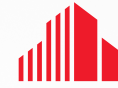


FLOOR PLAN



FOR LEASE

Hyattstown Business Park 2200 Urbana Pike Hyattstown, MD 20871



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SITE RENDERING



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MAP

