



## Small warehouse spaces in Bladensburg, Maryland

Make a smart move for your business with all-inclusive pricing, industrial amenities, short-term contracts, and spaces that scale up as your business grows.

Find your fit →



# WareSpace

The warehousing industry isn't really designed for small businesses. Most industrial landlords still play by old rules: long-term contracts, hidden fees, oversized spaces, and confusing leases.

# WareSpace is different.

We provide the perfect small warehouse space for businesses that have outgrown the garage or storage unit, but don't want to drown in a giant lease. We offer 200-2,000 SF private warehouse spaces with unlimited access to industrial infrastructure and all-inclusive amenities.

We envision a world where anyone can find the perfect small warehouse space. One that can be **sized up or down** without the headaches and with everything included, from racking and loading docks to high-speed WiFi and break rooms.

We're here to give you the space and the support to grow. In fact, if you ever need anything from us, give us a shout: [founders@warespace.com](mailto:founders@warespace.com). (Yes, we actually read it.)



*Levi Cohen*

CEO & Co-founder



*Joseph Ely*

COO & Co-founder



*Samantha Rubenstein*

CBDO & Co-founder

# One all-inclusive price for everything you need.

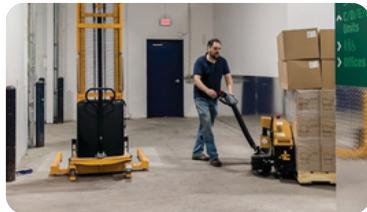
With WareSpace, all the not-so-little things  
are included in your monthly rent.



Industrial Racking



Loading Docks



Warehouse Equipment



Fast WiFi



Plenty of In-Unit Outlets



Climate Controlled



24/7 Security



Kitchen & Lounge



Free Coffee



Onsite Support



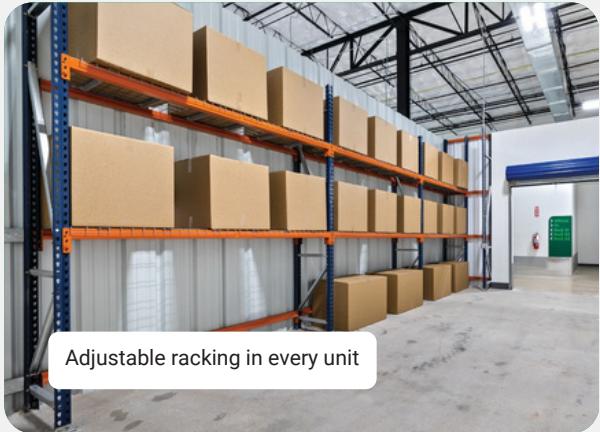
Conference Rooms



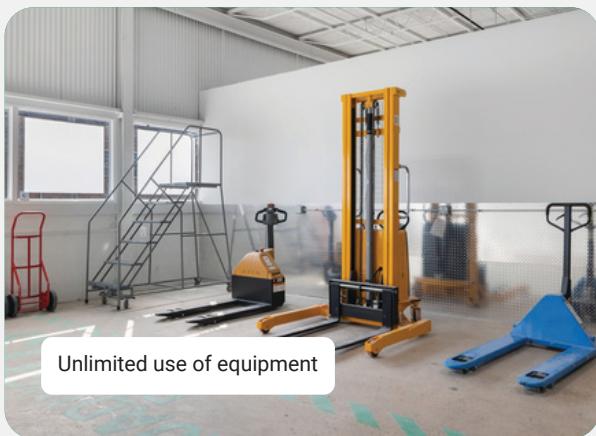
Cleaning & Maintenance



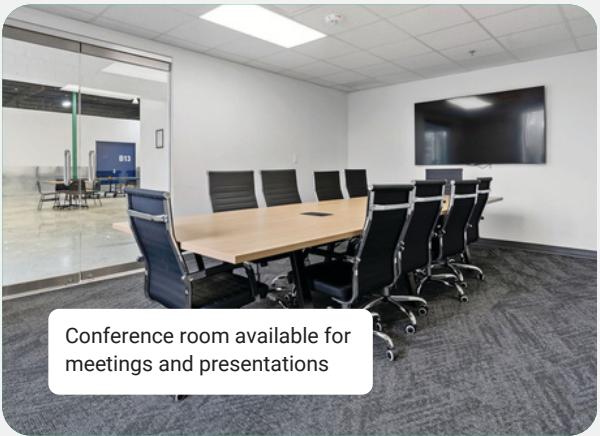
Secured access, camera surveillance + free WiFi



Adjustable racking in every unit



Unlimited use of equipment



Conference room available for meetings and presentations



Heavy duty racking

Climate-controlled

High speed WiFi

Private & secure warehouse spaces

Electrical outlets in every unit

What size space do I need?

# 1 sq ft at WareSpace = 2 sq ft everywhere else.

Your WareSpace is more powerful than a traditional space. Here, your **entry, conference room, break room, restrooms, and loading dock access and logistics area** are all outside your unit (and included in your monthly rent). So every square foot of your unit is purely for warehousing.



**Small**



**Medium**



**Large**



**Extra Large**

**Ideal for**

For start-ups and first-time renters

For growing businesses

For day-to-day operations

Manage all logistics in one place

**Pallets**

10+

20+

30+

40+

**Add-ons (when available)**

**Separate Office Space**

**Reserved Parking Spot**

# What businesses are right for WareSpace?



## E-Commerce & Fulfillment

Online Retailers (Shopify, Amazon, Etsy, etc.)  
Subscription Box Companies  
Direct-to-Consumer and Brands



## Contractors & Trades

General Contractors  
HVAC, Plumbing, and Electrical Services  
Renovation and Maintenance Companies



## Light Manufacturing & Assembly

Small-Scale Product Assembly  
Printing and Embroidery  
Equipment and Component Assembly



## Creative & Artists

Event Designers and Decorators  
Photography and Video Studios  
Fine Art and Textile Design



## Technology & Startups

Robotics Development  
IT & Hardware Assembly  
BioTech Prototyping



## Distribution & Logistics

Freight Forwarders  
Last-Mile Delivery Providers  
Wholesale Distributors & Liquidators

# FAQs

## Can I work from my warehousing space?

Yes! Our warehouse units are meant for workspace, big and small. We also offer dedicated office units, but many tenants choose to set up an office in their warehouse as well. There are plenty of electric outlets + powerful WiFi.

## Is WareSpace closed at night?

No, you'll have 24/7 access to your WareSpace. You can accept 2 AM deliveries and work through the night, if you wish!

## Is WareSpace suitable for perishable goods?

Since our units are climate-controlled 24/7, they are suited for some perishable goods. Tenants with sensitive products can install refrigeration inside their units.

## What businesses aren't a fit for WareSpace?

Businesses that require heavy industrial setups or loud machinery operation are not a good fit for WareSpace, where neighboring units are close by.

## What if my space needs change overtime?

Leasing at WareSpace means that your space will always be scalable. At any time during your agreement, you can expand into a larger unit as your business grows or shrink into a smaller unit when things are quiet.

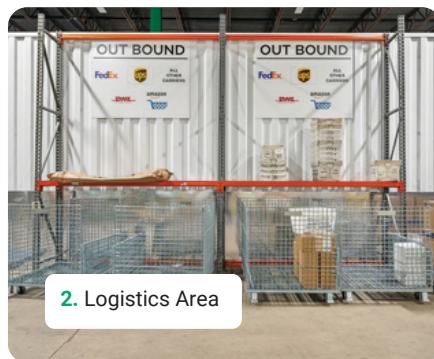
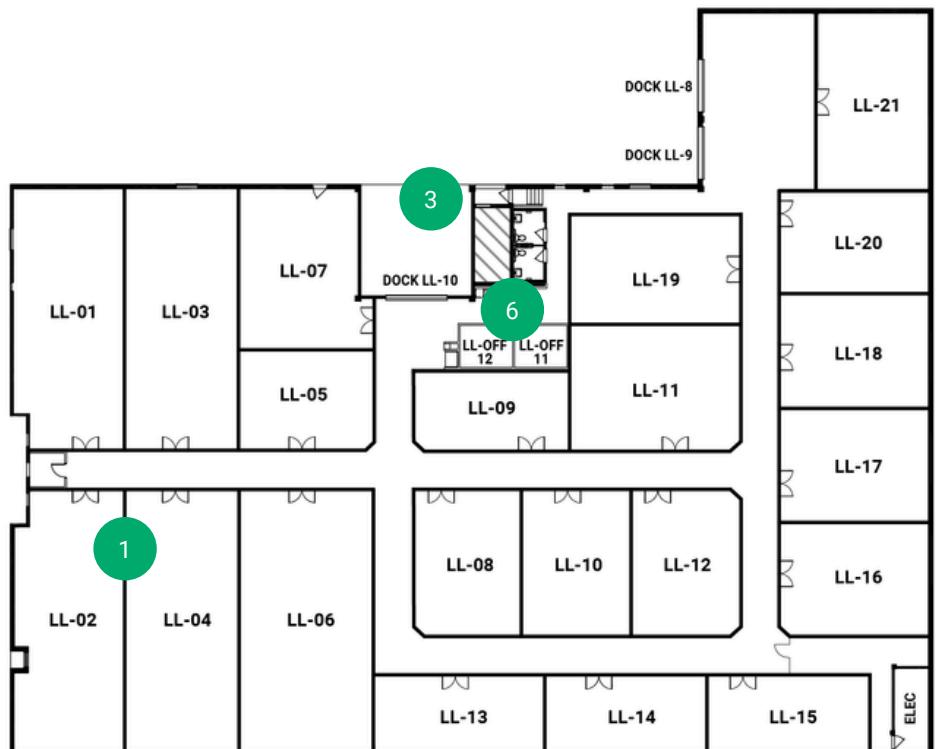


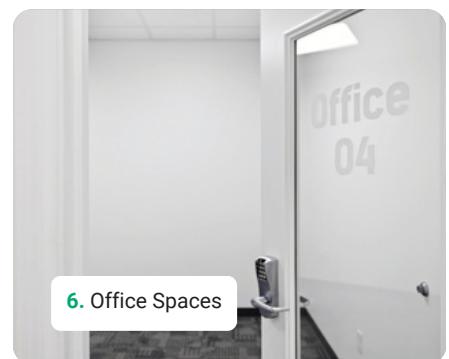
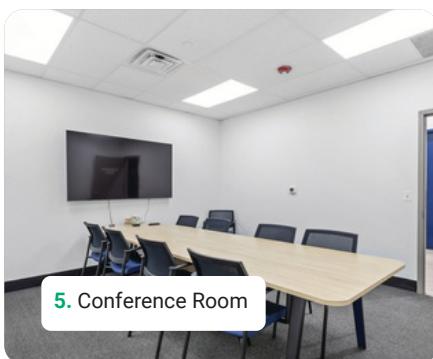
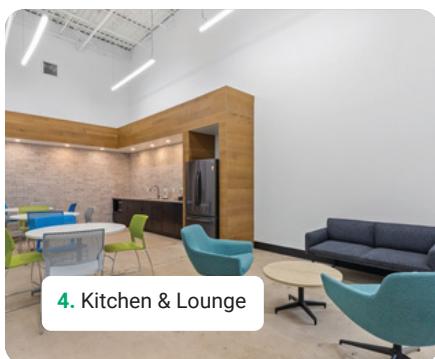
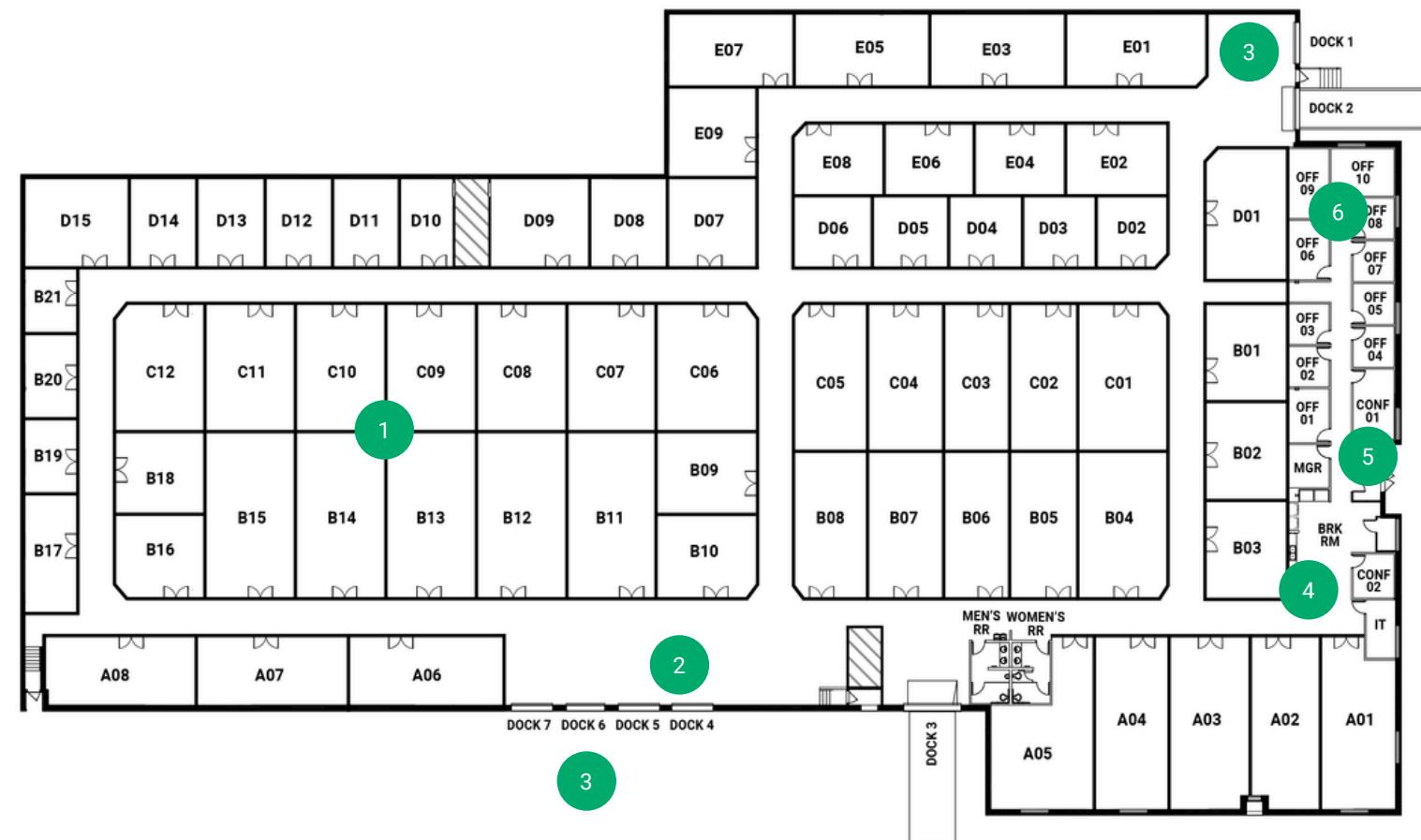
# Units You Like:

Unit \_\_\_\_\_ \$ \_\_\_\_\_

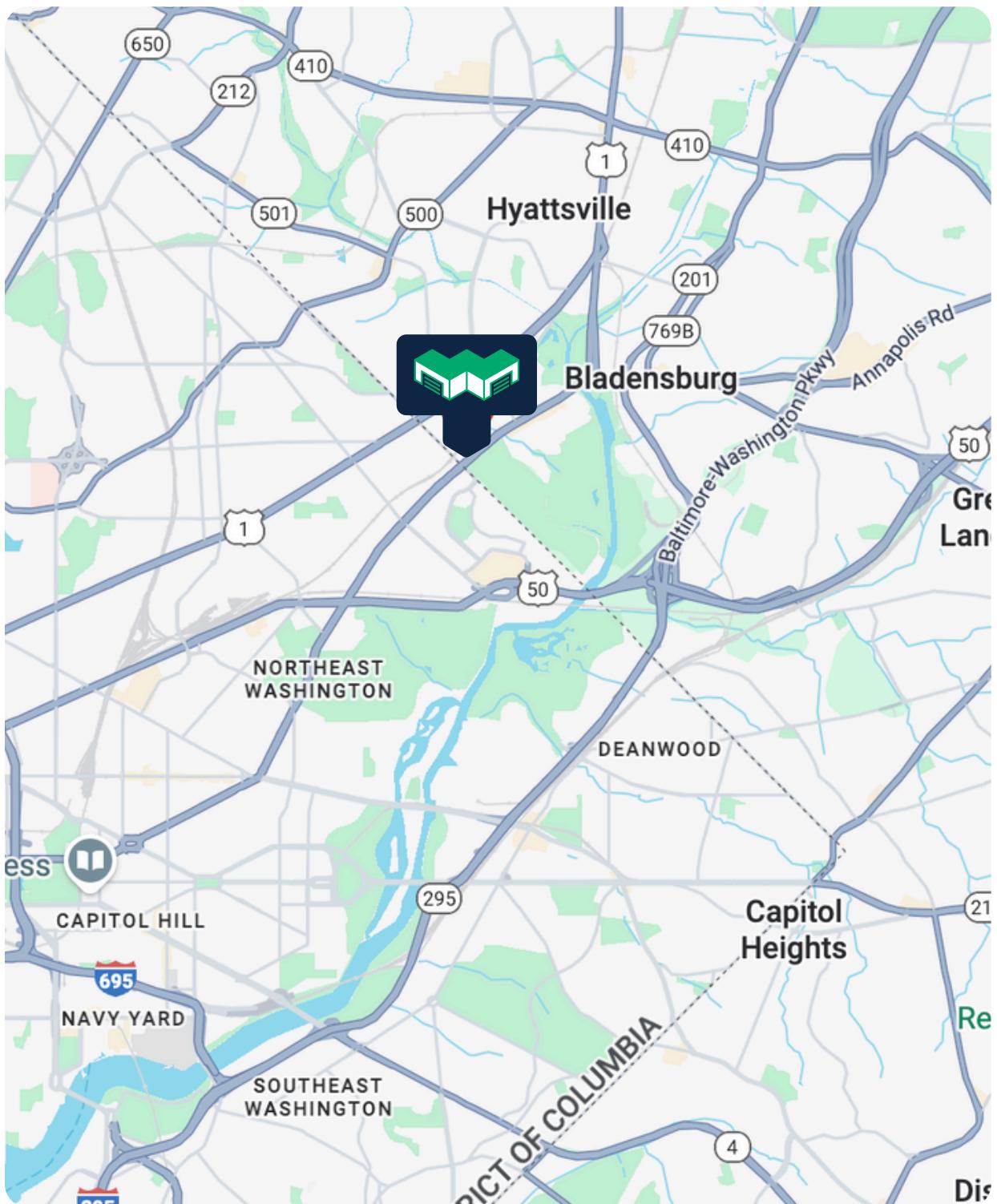
Unit \_\_\_\_\_ \$ \_\_\_\_\_

Unit \_\_\_\_\_ \$ \_\_\_\_\_





3342 Bladensburg Rd | Brentwood, MD 20722





## Transportation

Airport		Highways
DCA Airport	25 min	Route 1
BWI Int'l Airport	35 min	MD 208
Public Transport		I-495
Metrobus (W Hyattsville - Bus 41 Bladensburg Rd & Eastern Ave NE - Bus P42)	4 min	BW Pkwy
Metrorail (West Hyattsville, Hyattsville Crossing - Green Line Fort Totten - Red & Green Line)	13 min	7 min

## Location Highlights

University of Maryland	17 min	Downtown DC	15 min
Capital One Arena	17 min	Capitol Hill	13 min
Walter E. Washington Convention Center	15 min	National Mall (Museums, memorials, and events)	14 min



### Meet Vohn Wright, your WareSpace Bladensburg General Manager.

Vohn is a people person! He'll help you with maintenance requests, custom work orders, and literally any questions you may have.

[bladensburg@warespace.com](mailto:bladensburg@warespace.com) | 443-419-7499

# For those that mean business.

Scan to Sign Up!



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[warespace.com](http://warespace.com)  
443-419-7499

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