

3501 37<sup>th</sup> Street Mount Rainier, MD 20712

**Urban Infill, Industrial / Flex Warehouse Space / Eastern Avenue & Bladensburg Road**  
**Industrial Warehouse Campus FOR LEASE**

- Flexible, “I-E” Zoning
- Permitted Industrial Outdoor Storage Contractor Yard
- Various space configurations are possible
- 3,000-8,000 sq/ft up to 15,000 sq/ft under roof
- Fenced Storage Yard = ~1/3 ac.
- MD / DC line / Prince George’s County
- Proximate to: Rt. 1, Rt. 50/295, Kenilworth Avenue
- New high bay LED lighting throughout
- Flexible lease terms & floor plan combinations
- NNN Expenses: ~\$2.75 psf/yr
- Warehouse / Flex Options: 3,000, 5000 & 8,000 sf
- Office / Flex Options, 3,000 & 5,000 sf
- Warehouse / Office Campus: 17,500 sf
- IOS Yard: 1/3 ac.

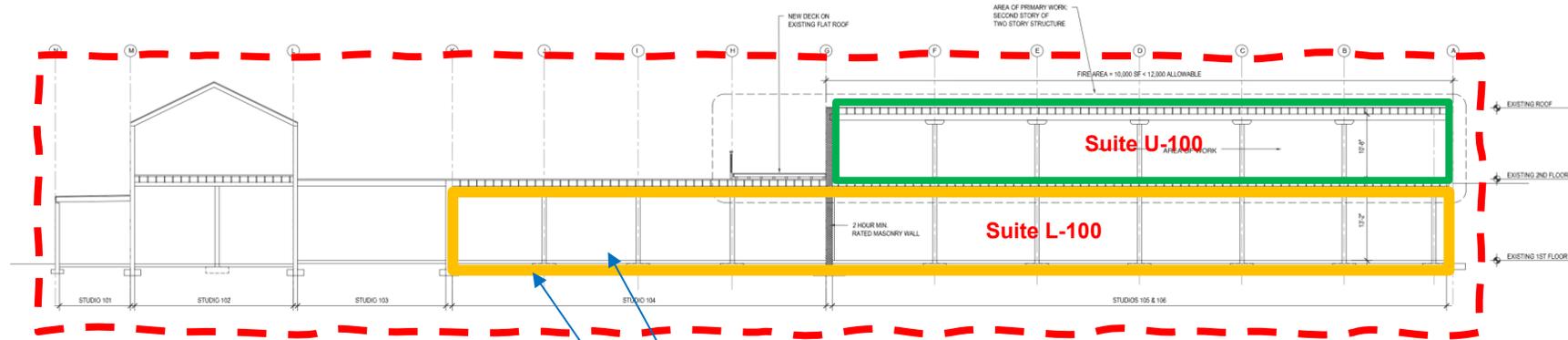


- [\\*\\*\\*SEE VIRTUAL TOUR HERE\\*\\*](#)

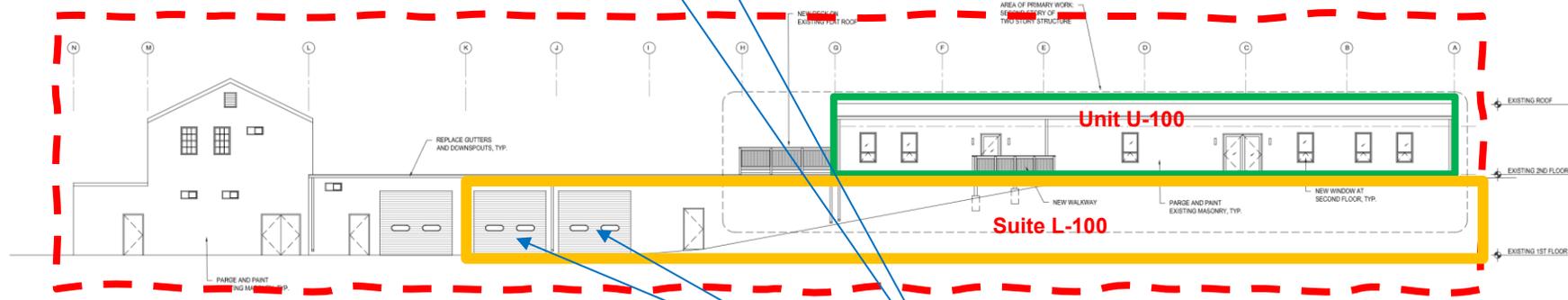


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# Potential Space Combinations



1 BUILDING SECTION  
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

-  Whole Building: ~17,500 sq/ft / both levels
-  Suite U-100 / ~5,000 sq/ft Flex / Office
-  Suite L-100 / 3,500, 5,000 & 8,000 sq/ft Flex Industrial Options

2 (ea.) 12' x 12' Bay Doors

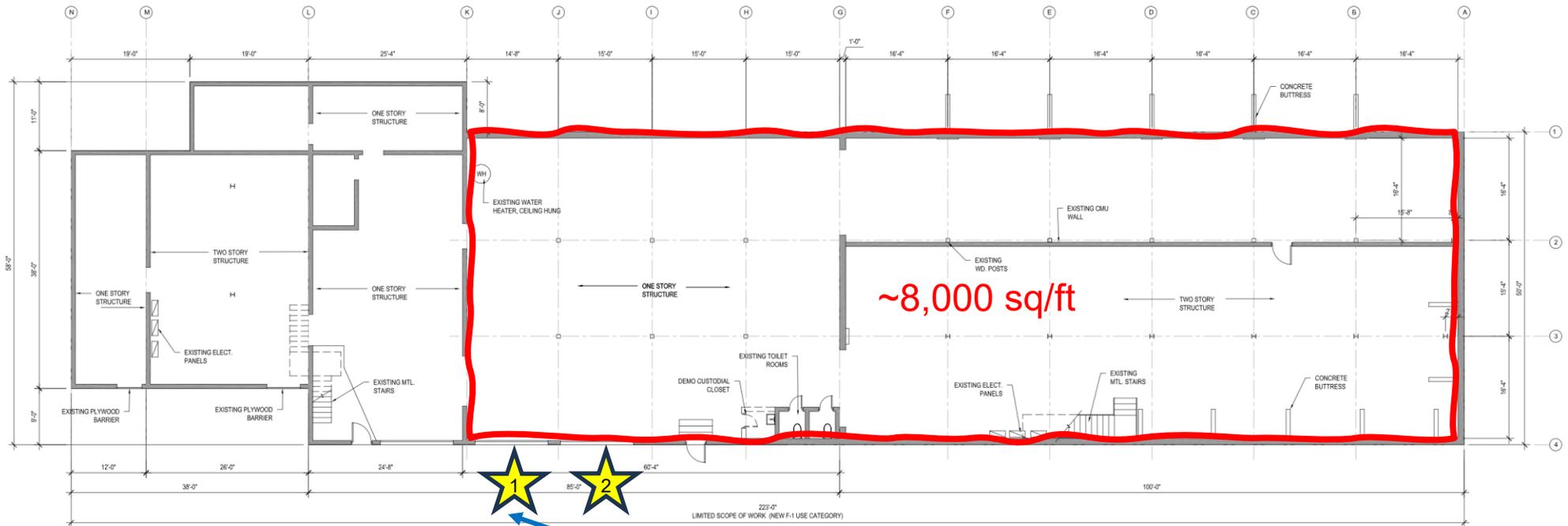


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# LL-100 / Flex / Storage Warehouse

~\$6,750 / mo + NNN



Demised Premises / ~8,000 sq/ft (~160' x 50')



Bay Door Location, two (2 ea.) @ 12' x 12'

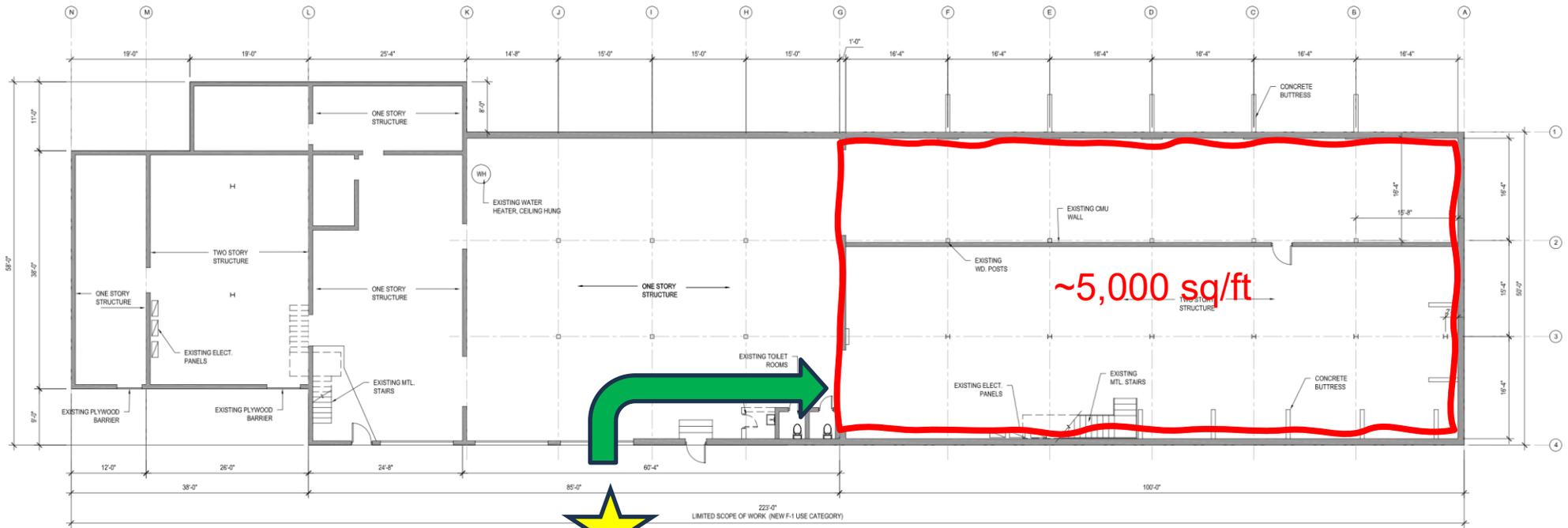
**Column Spacing = ~16.5' / Ceiling Height = ~16'**



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# LL-100 / Flex / Storage Warehouse

~5,000 sq/ft Option: \$4,000/mo, + NNN



Demised Premises / ~5,000 sq/ft



12' x 12' Bay Door Location



Interior Access to Premises

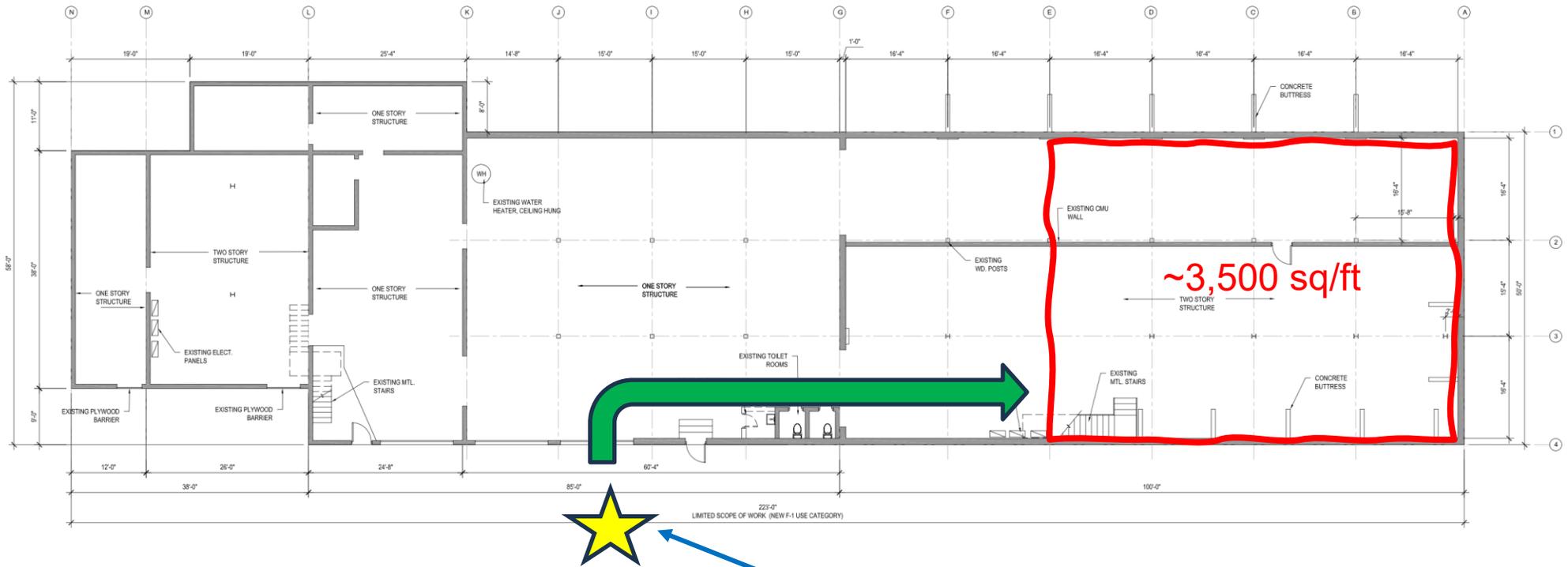
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# LL-100 / Flex / Storage Warehouse

~3,500 sq/ft Option: \$3,000/mo, + NNN



Demised Premises / ~3,500 sq/ft



12' x 12' Bay Door Location / Dedicated



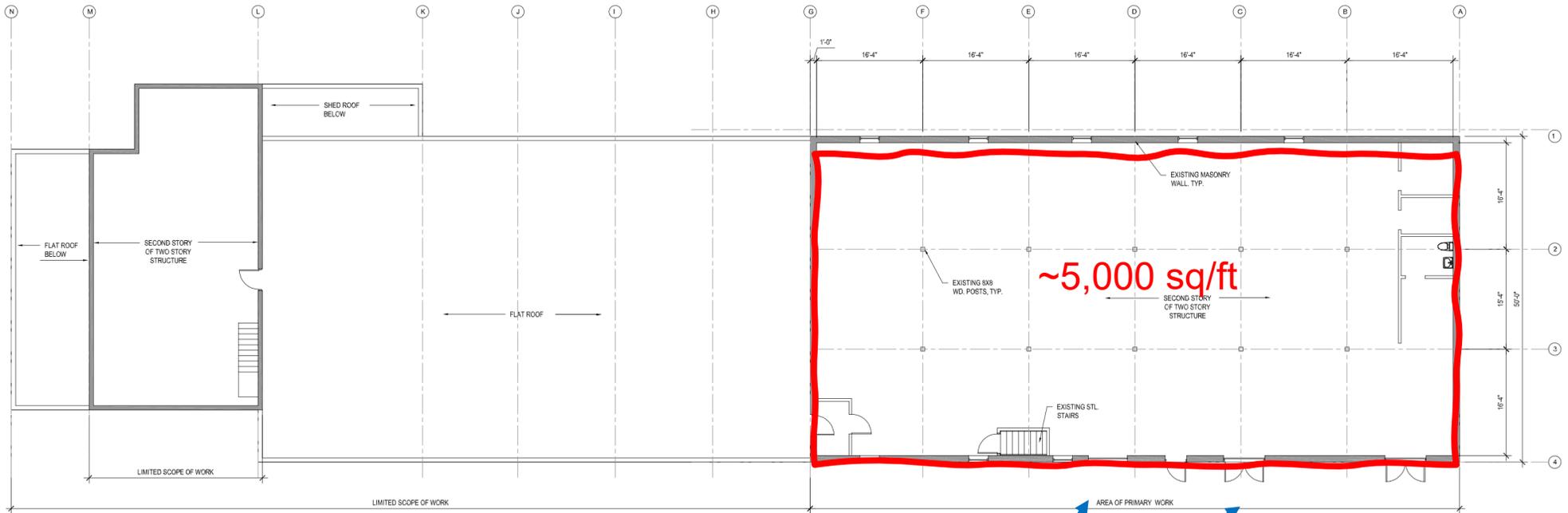
Interior Access to Premises

Column Spacing = ~16.5' / Ceiling Height = ~16'



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# UL-100 / Flex / Storage Warehouse + Finished Office ~\$5,750 / mo + NNN



Demised Premises / ~8,000 sq/ft (~160' x 50')



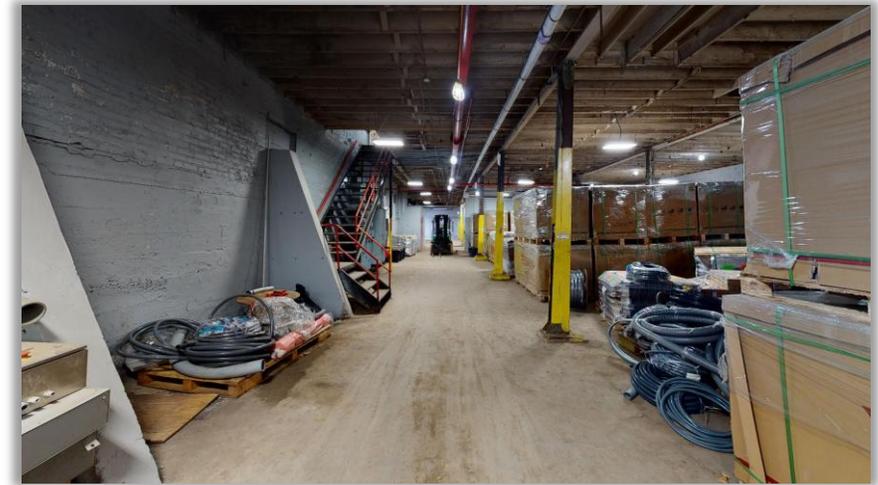
Bay Door Location, two (2 ea.) @ 12' x 12'

**Column Spacing = ~16.5' / Ceiling Height = ~16'**

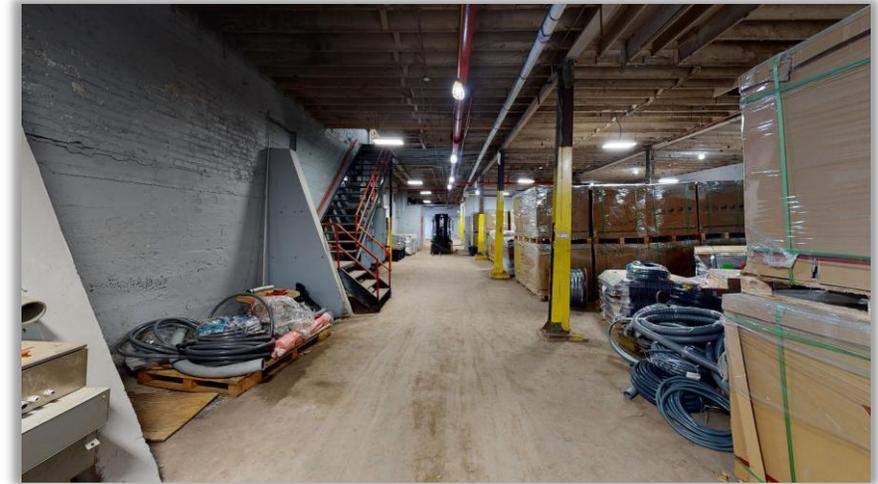


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# Suite LL-100 Photos



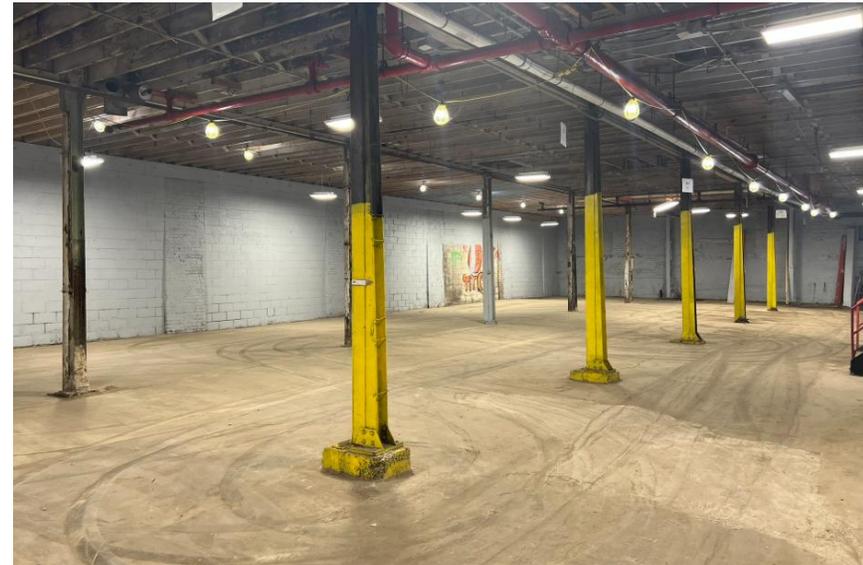
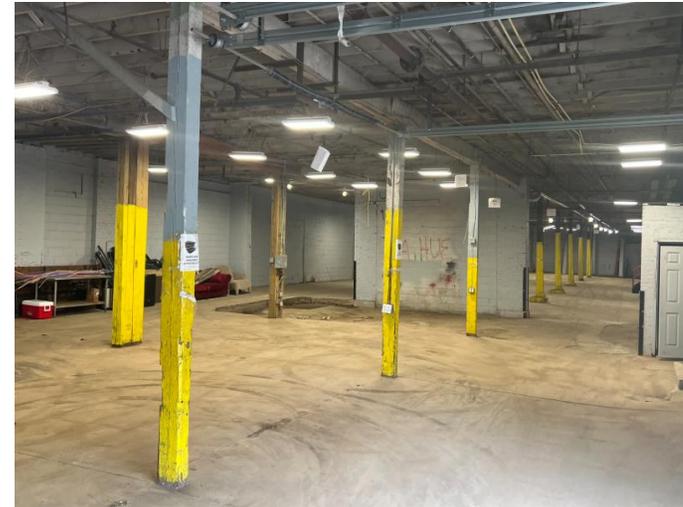
# Suite LL-100 Photos



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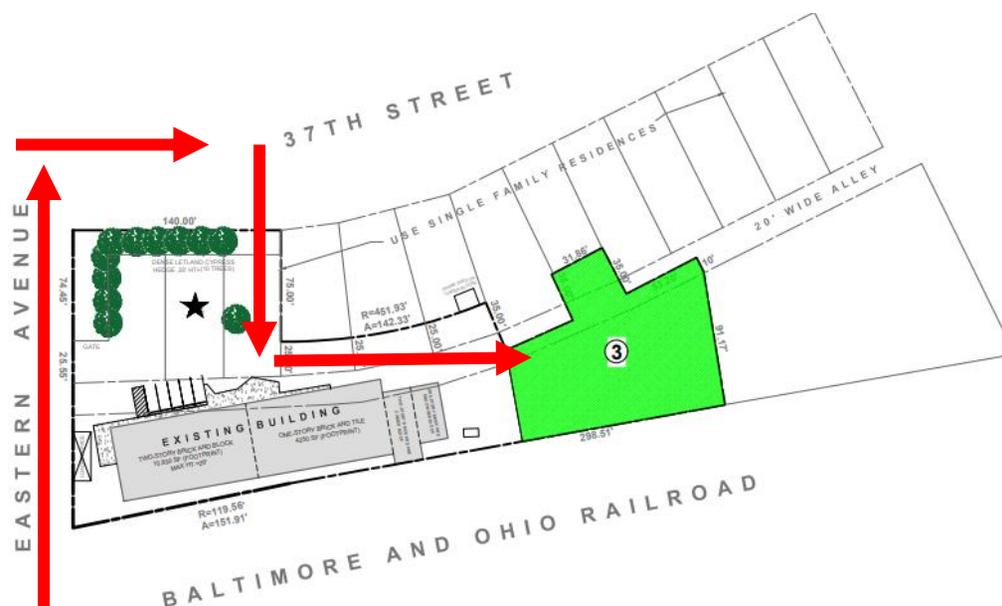
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## Infill / Industrial Flex Yard **FOR LEASE**

### **\*\*\*IOS\*\*\* INDUSTRIAL OUTDOOR / CONTRACTOR STORAGE**

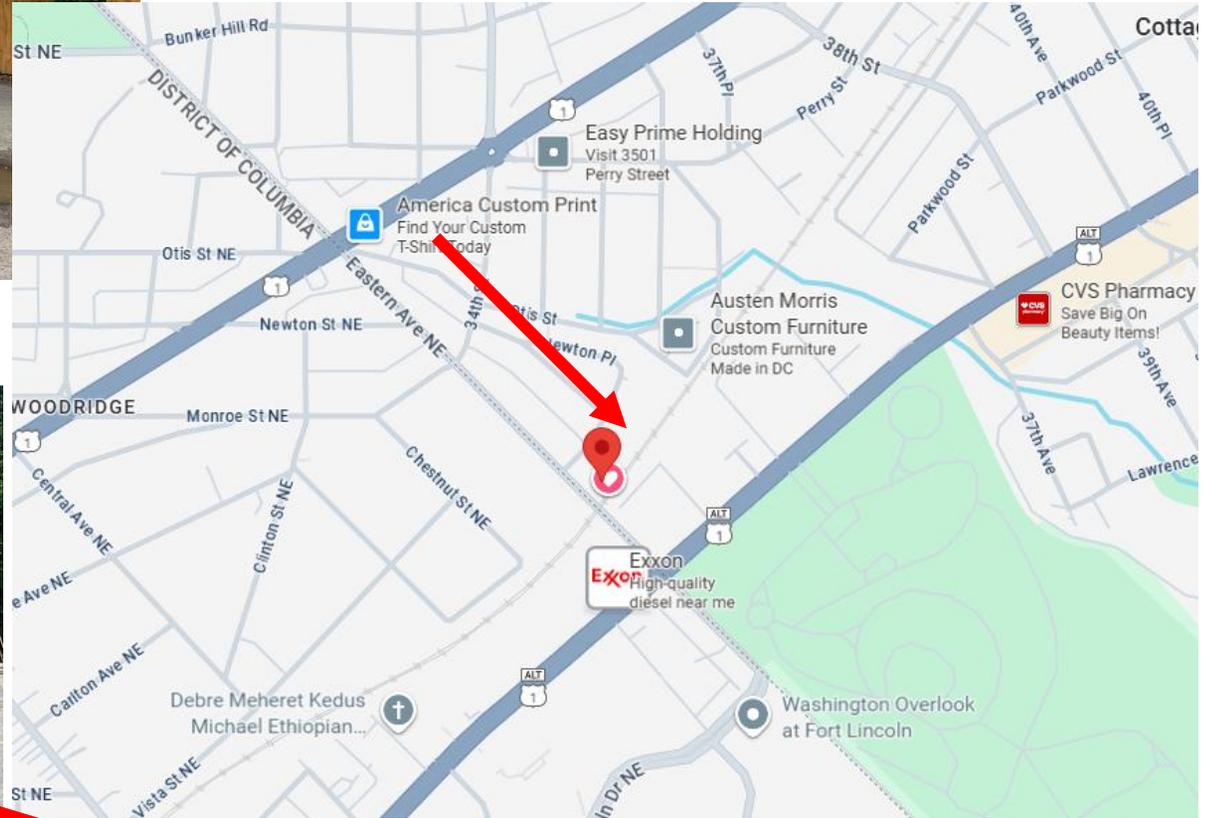
- Secure Outdoor Contractor Storage Yard / \$5,000/mo
- + 1/3 acre Fully Fenced & Secure
- 16' Swing Gate & Pedestrian Entrance
- Interior Warehouse Spaces also available,
- Up to 10,000 sq/ft interior contiguous space possible to lease onsite, with bathrooms, and workshop space indoors
- I-E Zoned / Prince George's County /MD / DC Line
- Close to Home Depot / Lowes, Routes: 1, 50, 495/95 & BW Parkway (295)



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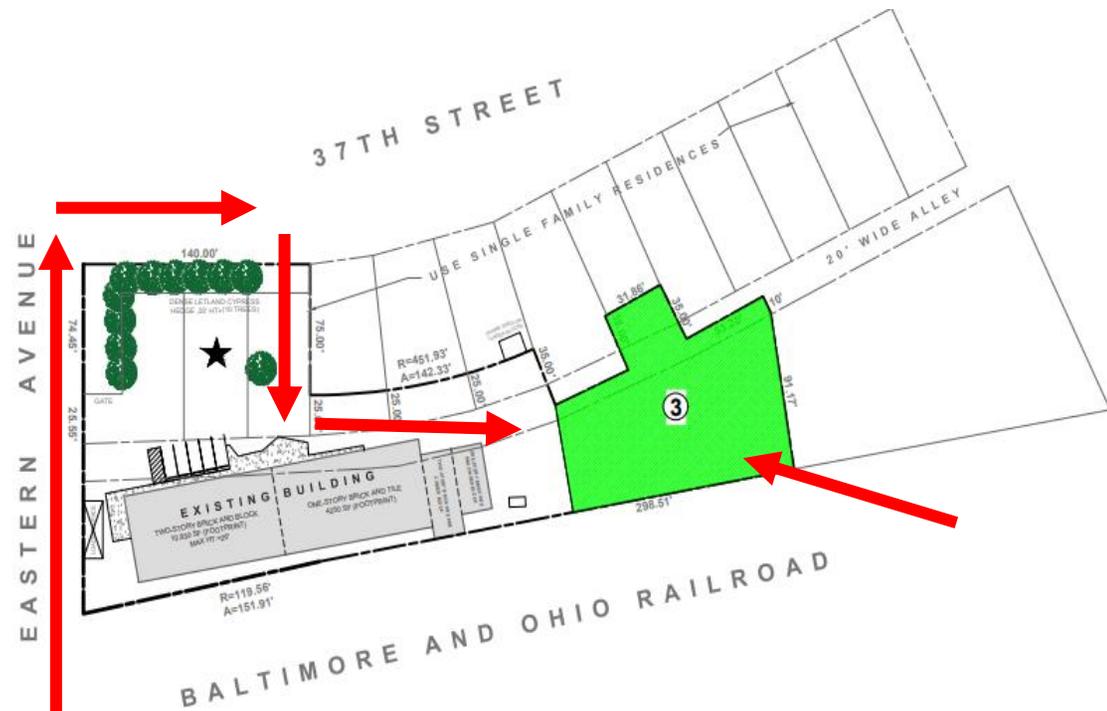
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# 3501 37<sup>th</sup> Street, Mount Rainier, Maryland 20712 / EN ELQUILER Patio De Almacenamiento Al Aire Libre Para Contratistas

- Cerca de Rhode Island Avenue & Bladensburg Rd / Lowes & Home Depot
- Facil acceso a 295/50, & 495
- Ubicado en la frontera entre DC y MD
- Espacio de almacenamiento/almacen disponible en edificio adyacente / interior

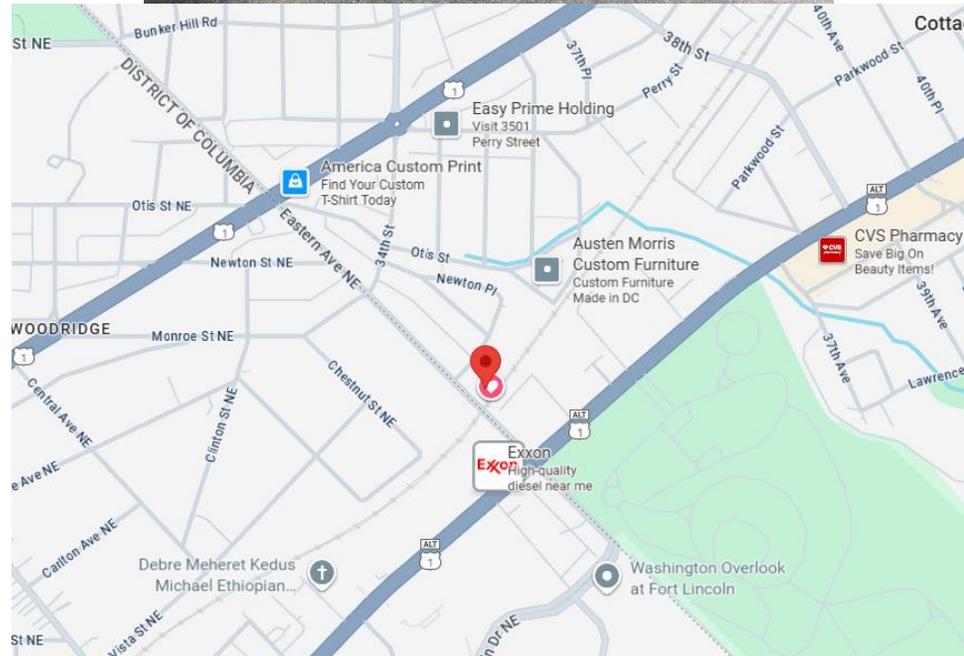


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# 3501 37<sup>th</sup> Street, Mount Rainier Maryland 20712 EN ELQUILER Patio De Almacenamiento Al Aire Libre Para Contratistas



- Mas de 1/3 de acre Completamente Cercado y Seguro
- Almacenamiento al Aire Libre Permitido para Contratistas
- Prefiere No Se Use En Automoviles Por Favor
- \$5,000 por mes
- Disponible Ahora!!



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