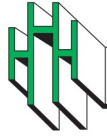


Free Standing Building—For Sale

For More Information Call:

Dan Sheehan

301-937-2188



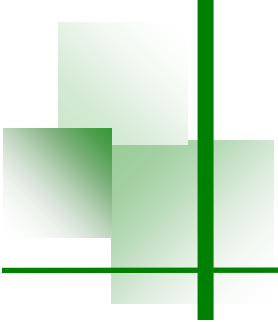
Hobbs Associates, Inc.
Commercial/Industrial Real Estate

4650 Tanglewood Drive
Hyattsville, MD 20781
Light Industrial
Auto Repair Facility

Total Building Size: 7,240 +/- Sq. Ft.
Total Land/Lot Size: 43,133 +/- Sq. Ft. or .9902 Acres
Zoning: IE (Industrial Employment)
Ceiling Height: 10 feet for 6,400 SF +/- Auto Repair Section
14 feet for 840 SF +/- Spray Booth Section
Office: approximately 400 Sf with 2 bathrooms
Loading: 2 doors 9' High by 11' Wide
1 door 14' High by 13' Wide - Spray Booth Section
NEW ROOF: Installed April 2023 - TPO Firestone with new flashing and 10 new skylights
Power: 3 phase 4 wire, 200 Amp Pepco Service, 120 to 480 Volts
Utilities: Public WSSC, Washington Gas
Taxes: \$16,950.00 — paid September 2023
Tenants: Permitted Tow Lot is 20,199 SF +/- with a Rolling mechanized gate.
Separately the 7,240 SF Building has 15,694 SF +/- of parking and yard.

For More Information Contact
Dan Sheehan
DSheehan@TheWarehouseBroker.com
301-937-2188 Office ~ 301-532-3712 Cell

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