

2305 51st Place

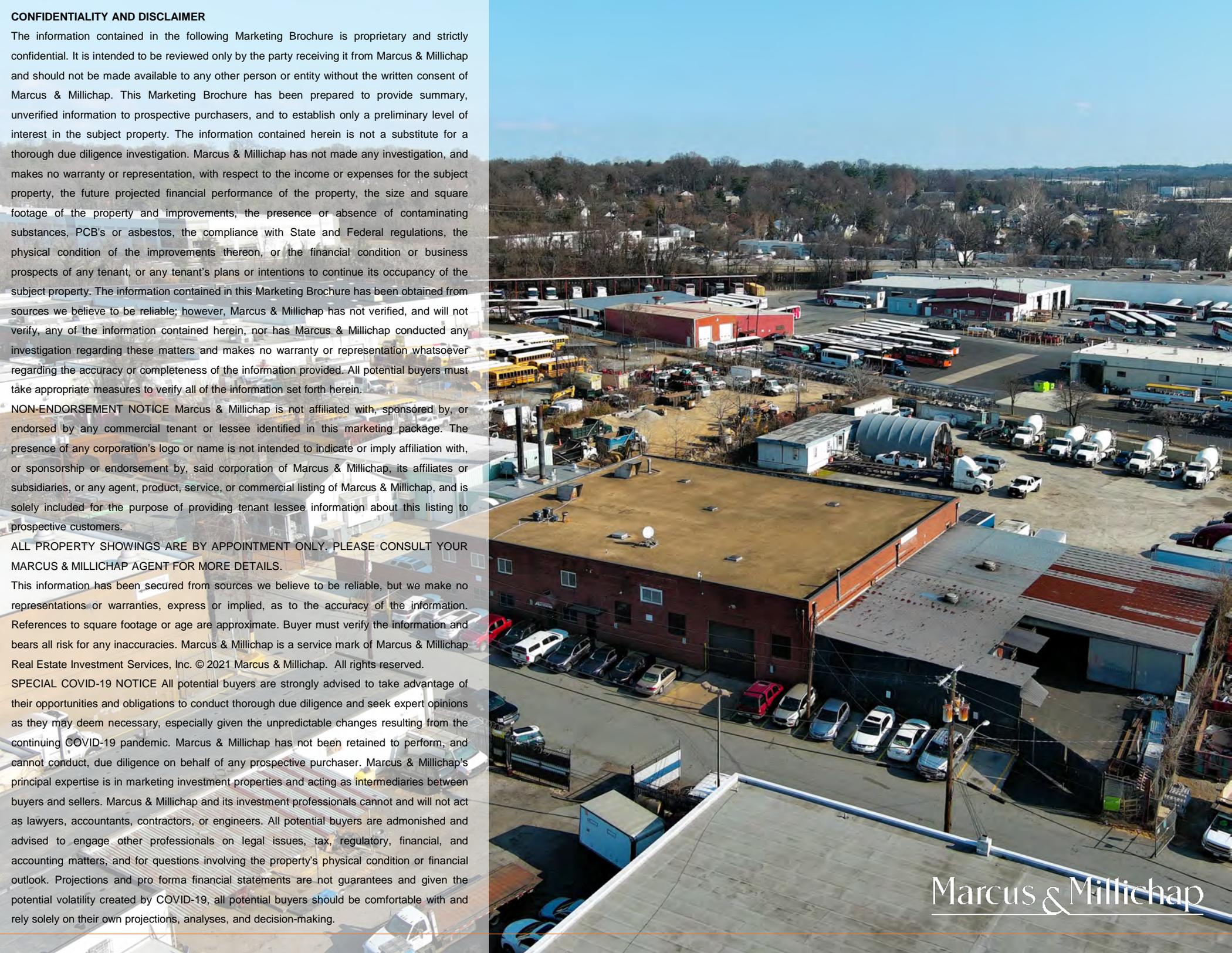
HYATTSVILLE, MARYLAND

*15,120 SF Warehouse & Covered Storage Area
Heavy Industrial Zoning With 18' Clear Heights
Current Below-Market Lease Can Be Terminated*



Confidential Offering Memorandum

Marcus & Millichap



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Offering Summary

2305 51st Place
Hyattsville, MD 20781

Price:	\$2,495,000 (\$165/SF)
Building Area:	15,120 SF
Warehouse:	11,420 SF
Office:	3,700 SF
Lot Size:	0.48 Acres
Zoning:	IH
Current Base Rent:	\$162,073 (\$10.72/SF)
Market Rent:	\$211,680 (\$14.00/SF)
Current Cap Rate:	6.49%
Pro Forma Cap Rate:	8.48%
Lease Type:	Absolute NNN
Lease Expiration:	3/31/2027
Renewal Options:	None

- *The current lease can be terminated with a 90-day written notice.*
- *All measurements are approximate. The footprint of the concrete warehouse is 12,600 SF. The 15,120 SF measurement includes interior 2nd story office space. The metal covered storage area is excluded from this measurement.*

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Building & Location Features

- 15,120 SF Concrete-Block Warehouse (measurement includes small 2nd story office area) with Additional Metal-Construction Storage Area
- 2 Oversized Drive-In Doors From Concrete Warehouse to Exterior
- 18' Ceiling Height
- 2 Cranes
- Heavy Industrial Zoning
- Two Large Co-Working Spaces in First Floor Office
- 4 Private Offices on Second Floor
- 5 Bathrooms (4 in Office Area and 1 in Warehouse)
- Mezzanine Area for Additional Office/Storage Space (excluded from building measurements)
- Fenced Exterior Parking/Outdoor Storage Area Plus 17 Parking Spaces in Front of Building
- Infill Industrial Park with Neighbors Such as Sunbelt Rentals, United Rentals, & Whitecap
- 2-Minute Drive to Route-50 and Route-201
- 9-Minute Drive to I-495
- Located 2 Minutes from Washington D.C. Border

Executive Summary

Marcus & Millichap is pleased to exclusively represent the ownership in the sale of 2305 51st Place, Hyattsville, MD 20781. This 15,120 SF warehouse sits on a 0.48-acre lot with heavy industrial zoning. It is conveniently located at the intersection of US-50 and the Baltimore-Washington Parkway, providing quick access to I-495 and Washington, D.C.

The building is currently occupied by Action Fabricators and Erectors, LLC on an absolute NNN lease with approximately 1 year remaining and no renewal options. The lease can be terminated with a 90-day written notice, making this opportunity ideal for an owner-user.

The warehouse consists of two large spaces: one with concrete block construction and the other sheet metal construction. The concrete portion is 15,120 SF, including roughly 2,520 SF of second story office space. The warehouse features 18' clear heights, 2 cranes, 4 gas-fired heaters, 1 bathroom, and a break room that includes private lockers. Additionally, there is a large mezzanine area that includes additional office and/or storage space.

The office is two stories with two separate stairways connecting the two floors. The first-floor features 2 large rooms with multiple personal desks in each, a reception area, kitchen area, and 2 bathrooms. The second-floor consists of 4 private offices, 2 bathrooms, washer/dryer hook up, and connects to the mezzanine area in the warehouse.

An interior oversized drive-in door connects the 15,120 SF concrete-block warehouse to the metal-construction storage area. This storage area features high ceilings and is currently used primarily for vehicle parking. There are three additional oversized drive-in doors to the exterior of the building from the metal-covered storage area.

Strategically located just 2-minutes from the D.C. border, 2305 51st Place sits in an infill industrial pocket with many national brands, such as Pepsi, Sunbelt Rentals, and United Rentals. The industrial vacancy rate (for buildings 100k SF or less) within 1-mile is 2.30% with 7.40% annual rent growth.

This opportunity is ideal for an owner-user seeking industrial space with heavy industrial zoning, high ceilings, and in a convenient location near multiple highways and Washington D.C. or for an investor looking to capture rental upside with the current rent being approximately \$3/SF below market.



Surrounding Area



Route-50

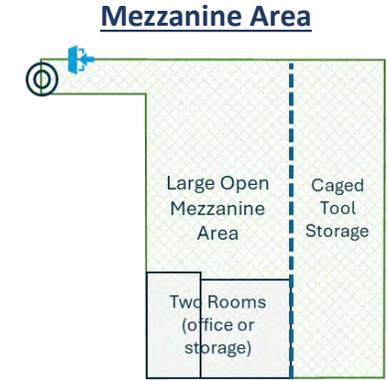
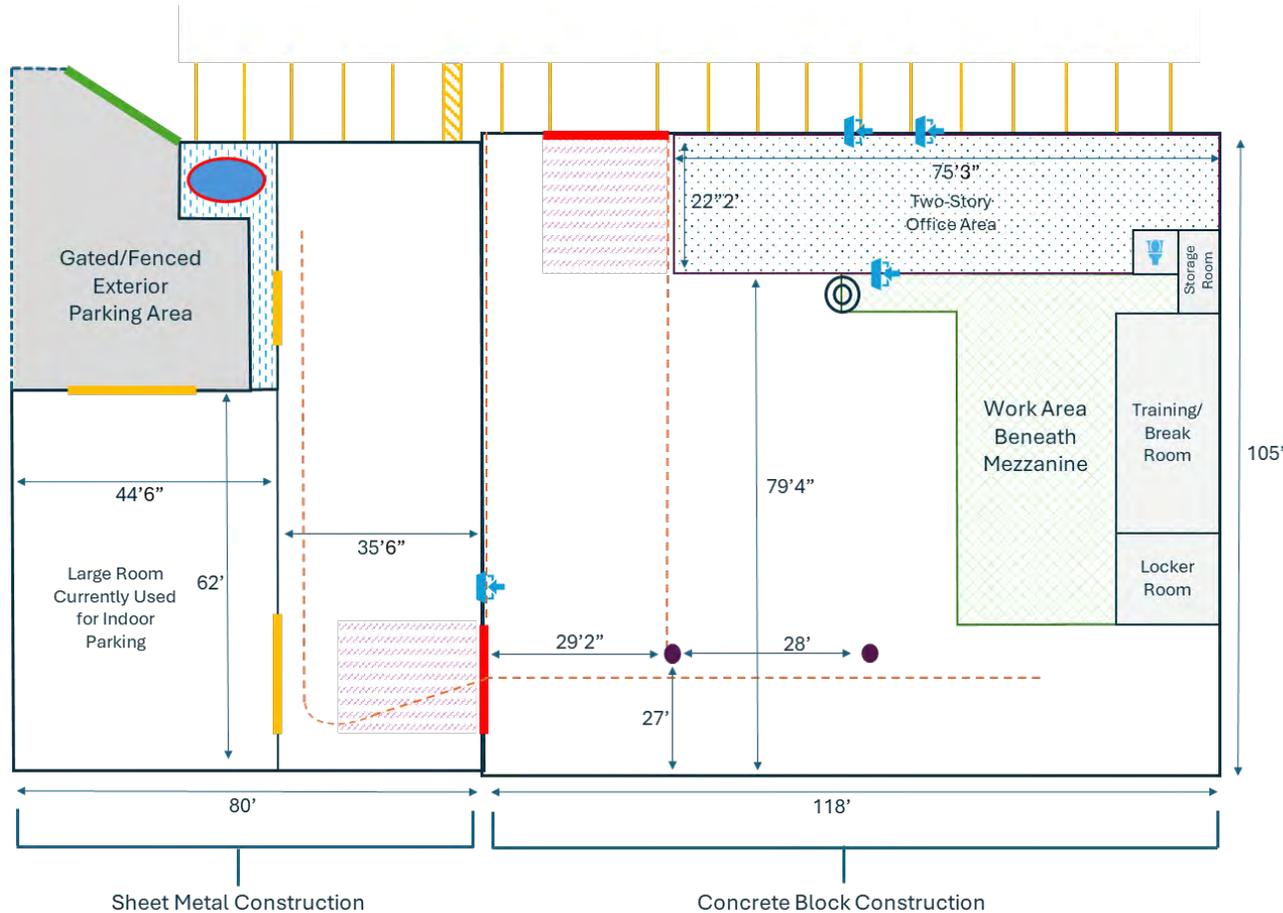
Building Specifications

An aerial photograph of a large industrial building with a flat roof and brick exterior. The building is surrounded by a parking lot with several cars and a larger lot with various trucks and trailers. In the background, there are yellow school buses and other commercial vehicles. The image is used as a background for the building specifications text.

Parcel Number	02-0122259
Year Built	1965
Building Area	15,120 SF *
Warehouse Area	11,420 SF (75.5%)
Office Area	3,700 SF (24.5%)
Lot Size	0.48 Acres
Zoning	IH
FAR	0.72
Floors	One / Office is Two Story
Clear Height	18'
Drive-In Doors	Three to Exterior
Structure	Brick/Metal
Parking	17 Street Spaces
HVAC	Forced Air in Office Heat in Warehouse
Water & Sewer	Public
Lighting	LED
Fire Safety	No Sprinkler

* The 15,120 SF measurement includes 2nd story office space. The footprint of the concrete building is 12,600 SF. The sheet-metal storage area is excluded from this measurement. A survey does not exist. The measurements are primarily from public record.

Site Plan



Warehouse Features

- 18' Clear Height to Beam (Excludes crane rails and certain lights)
- 4 Gas-Fired Heaters
- 1 Warehouse Bathroom
- 2 cranes
- 3 Oversized Drive-In Doors to Exterior

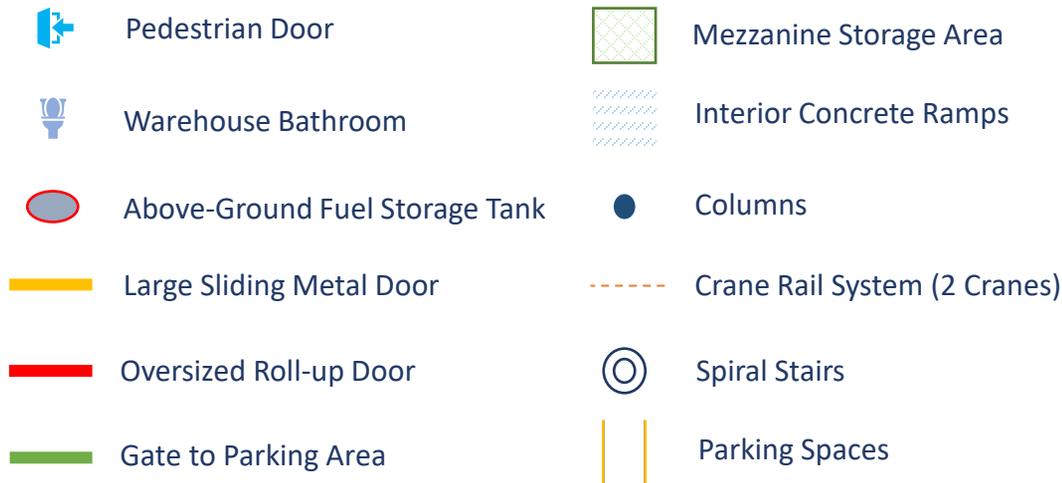
1st Floor Office Features

- 2 Bathrooms
- Multiple Large Rooms & Reception Area

2nd Floor Office Features

- 2 Bathrooms (one with a shower)
- 4 Offices (one very large)
- Main Stairway and Small Spiral Stairway
- Door to Mezzanine Area
- Washer/Dryer Hook Up

*All measurements are approximate.



Zoning

Purpose

The Heavy Industrial (IH) Zone is intended to provide lands for intense industrial development that generally requires large sites, as well as industrial uses that are important for the County's economic growth but may impact adjoining lands. Such uses generally involve greater potential for adverse off-site impacts on the environment and surrounding development.

Building Restrictions

- IH Maximum Building Height: None
- IH Front Setbacks: 25'
- IH Rear Setbacks: 0'
- IH Side Setbacks: 30'

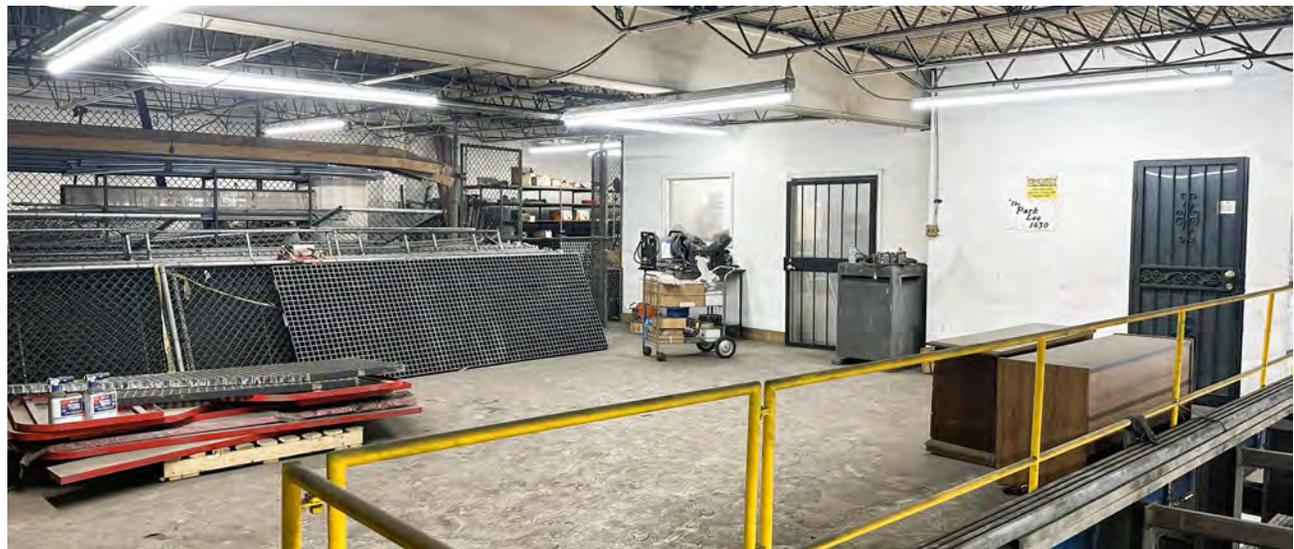


Relevant Lease Comps



Property	2509 Schuster Dr Cheverly, MD	5720-5726 Lafayette Place Hyattsville, MD	3381 75 th Avenue Landover, MD	4881 Lydell Road Cheverly, MD	4719 Addison Road Capitol Heights, MD
Space	1 st Floor – Direct	1 st Floor – Ste 5722	1 st Floor – Units C-E, F	1 st Floor – Direct	1 st Floor – Direct
Date Signed	August 1, 2025	April 12, 2024	May 1, 2023	June 19, 2024	February 21, 2025
Size	7,940 SF	5,750 SF	13,286 SF	12,051 SF	8,500 SF
Use	Industrial	Industrial	Industrial	Industrial	Industrial
Rent	\$13.95/SF	\$14.00/SF	\$13.95/SF	\$14.15/SF	\$14.00/SF
Rent Type	NNN	NNN	NNN	NNN	NNN
Notes	Leased by Two Brothers Fresh Meat & Produce for a 10-year term after being marketed for lease for 6 months. Features 2 docks, 1 drive-in and 14' clear heights.	Global Audio Visual signed a 5-year lease. The space had 18.5' clear heights, one drive-in door and fenced parking. Asking rent for an adjacent vacant unit was \$14.00/SF.	Party Rental, Ltd signed a 2-year lease. The 1990-built multi-tenant building has 22' clear heights and each unit has a loading dock. The parking ratio is 1.5/1,000.	The Berlin Steel Construction Company signed a 5-year lease. The building has 14' clear heights, 1 dock, 1 drive-in, 15 parking spaces and some yard space.	Space was leased to AG Funeral Services. The building was built in 1954 and has two tenants. It is fully air conditioned and has a 9' clear height and one drive-in door.

Warehouse Pictures



Office Pictures





Drive Times

Rt. 50:

2 Min.

Rt. 201:

2 Min.

D.C. Border:

2 Min.

Rt. 1:

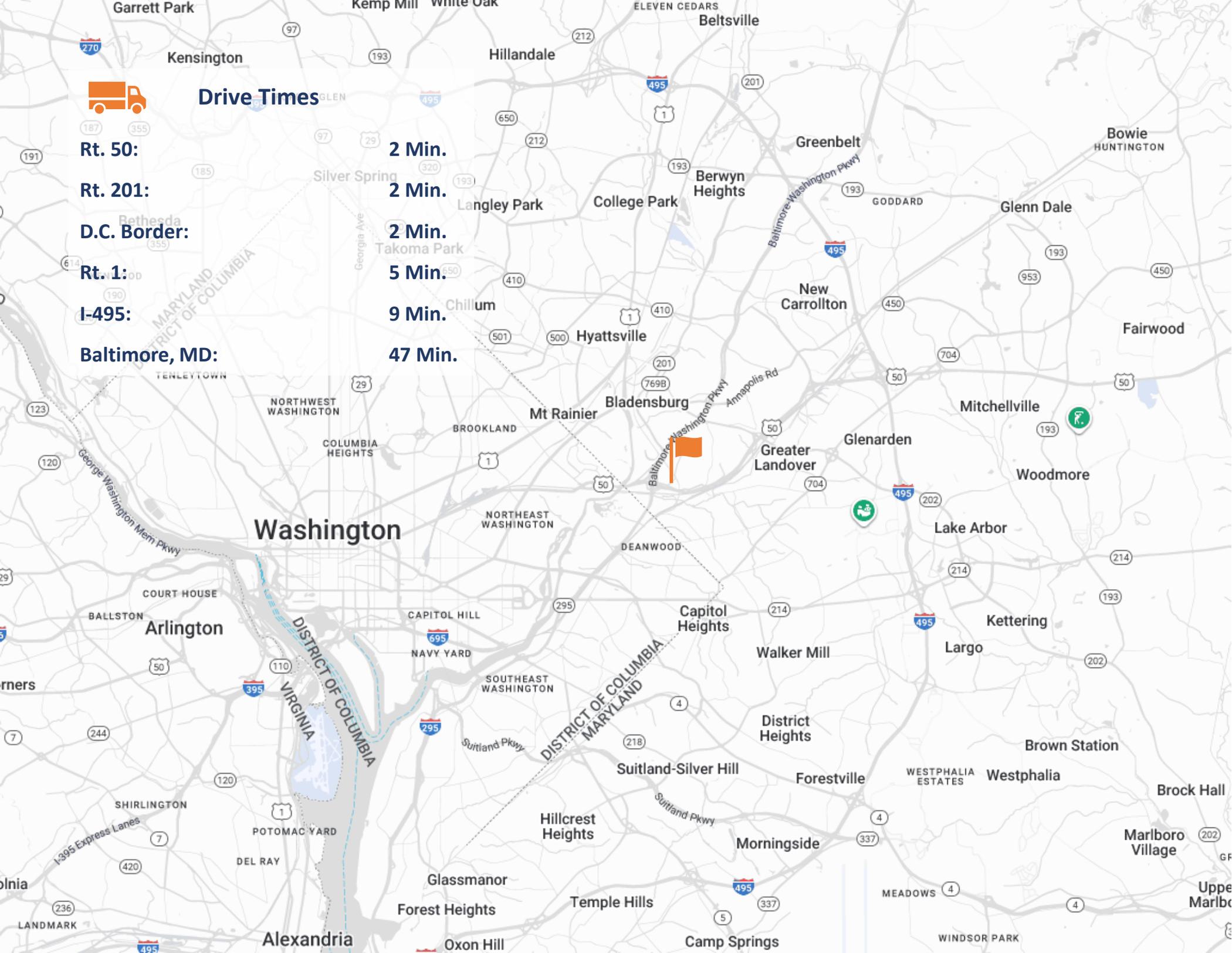
5 Min.

I-495:

9 Min.

Baltimore, MD:

47 Min.



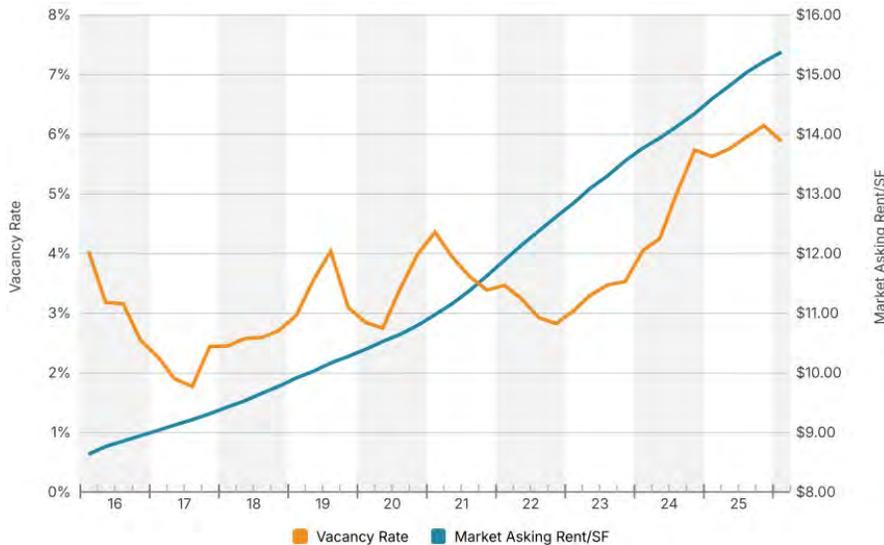
Market Summary (<100k SF)

Hyattsville, Maryland

Hyattsville is a submarket in Prince George’s County and is an appealing location for industrial real estate due to its strategic location just northeast of Washington, D.C. and immediate access to major transportation routes including I-495, Route-1, and the Baltimore-Washington Parkway. This industrial market has enjoyed low average vacancy levels and rapid rent growth in recent years.

Hyattsville has strengthened as a market for industrial real estate because of limited land availability, high barriers to new industrial development, and proximity to major and regional airports which support tenant demand and the ongoing rental growth. It has a dense consumer base and a growing population throughout Prince George’s County and the greater DMV region.

5-Mile Vacancy & Market Asking Rent/SF



Source: Costar January 2026 Survey

Industrial Submarket Metrics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Properties in Survey	163	617	975
Inventory SF	3M	12.2M	19.1M
Vacancy	2.80%	4.30%	6.00%
TTM Net Absorption SF	68K	44.6K	(54K)
TTM Net Absorption %	2.30%	0.40%	-0.30%
Market Rent/SF	\$13.83	\$14.58	\$15.22
Annual Rent Growth	7.40%	6.20%	6.00%

Source: Costar January 2026 Survey

Strong Submarket Performance

Strategically located just northeast of Washington, D.C. with proximity to I-495 and Route-1, industrial properties nearby 2305 51st Place show strength in key metrics. Within 1-mile of the property, industrial rents for properties of 100k square feet or less grew by 7.40% within the last 12 months.

There are 253 industrial properties of similar building size in Hyattsville alone. Average vacancy levels are at 3.4% with 72,100 square feet of positive net absorption year-over-year.

Market Outlook

Although there are zero industrial developments under construction in Hyattsville, there has been 315,039 square feet delivered within the last 3 years. In the same time frame, Prince George’s County as a whole has seen over 3.5M square feet of industrial real estate be newly developed.



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