

# 5600 Sunnyside Avenue Beltsville, MD 20705

## RETAIL/FLEX SPACE FOR LEASE/SALE



Building Size:	10,833 Square Feet including approx. 1,800 square feet of mezzanine office space
Lot Size:	2/3 Acre
Rental Rate:	\$14.95 PSF NNN
Sale Price	\$2,695,000
Zoning	I-H
Property Features:	<ul style="list-style-type: none"><li>• Tenant can vacate with 30 days notice.</li><li>• Fully paved/fenced lot</li><li>• 14' clear ceiling height</li><li>• Recessed Dock and Drive-In loading</li><li>• Great Location just outside Capital Beltway</li><li>• 9,547 VPD</li><li>• On-site billboard leased to Clear</li></ul>



FOR ADDITIONAL INFORMATION,  
PLEASE CONTACT:

GABRIEL GOLDBERG

GGOLDBERG@OXFORDRA.NET

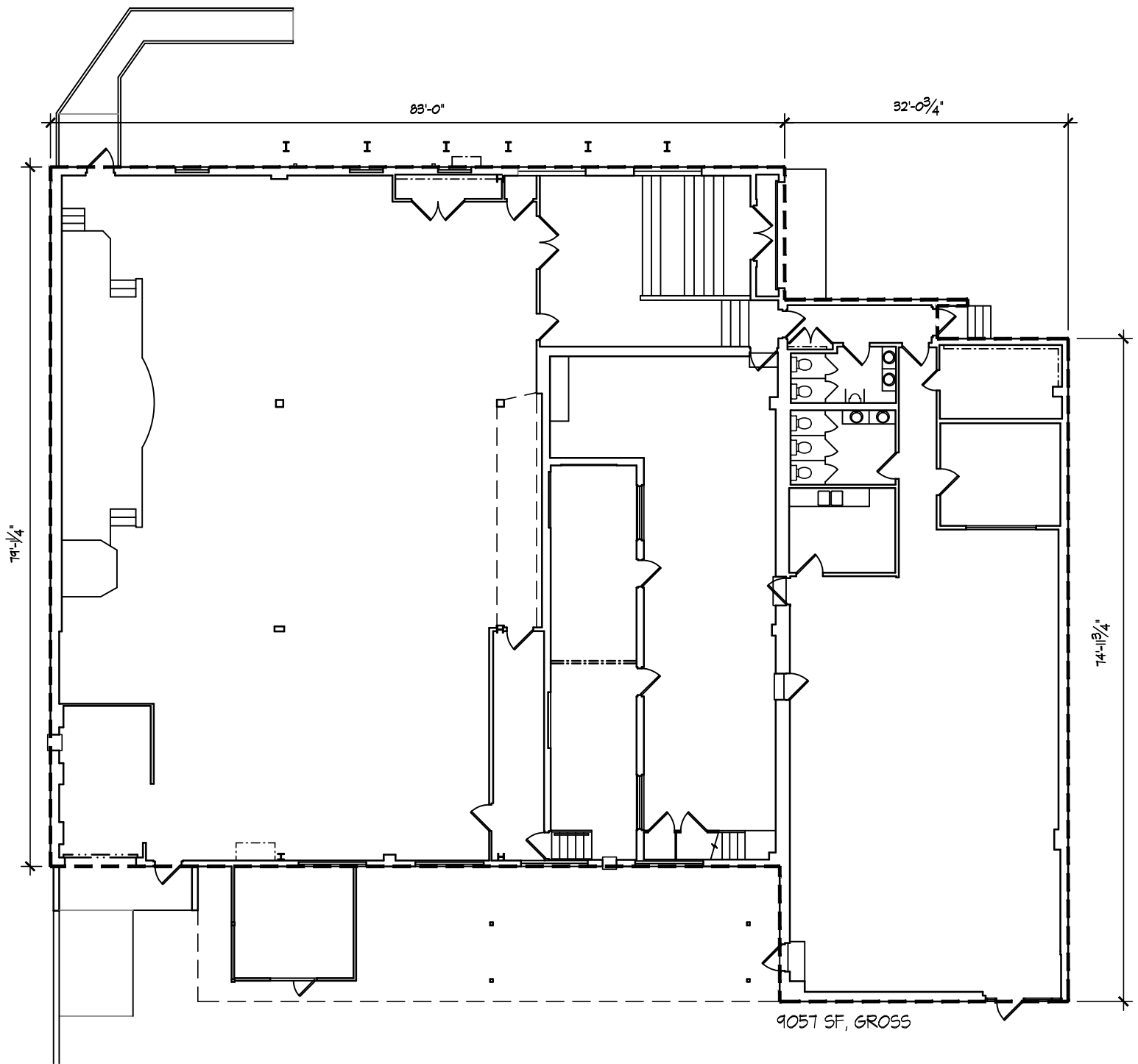
CELL: 301-512-6125

OFFICE: 301-983-8000

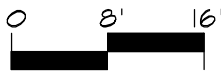
 **OXFORD** | *Realty Advisors*

9510 Persimmon Tree Road\*Suite 200\*Potomac, MD 20854\*301.983.8000

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9057 SF, GROSS

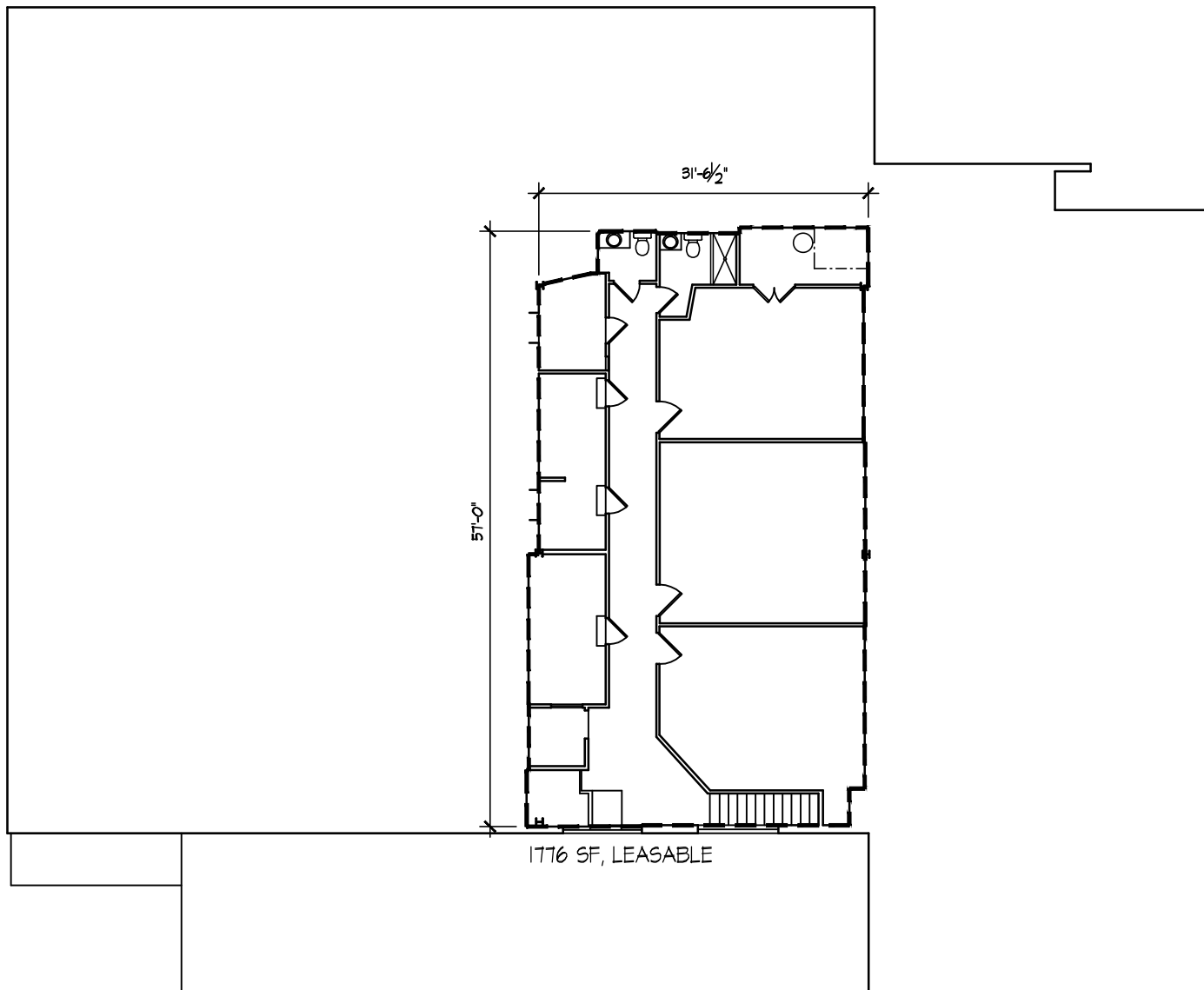


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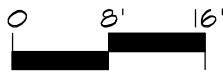
**5600  
 SUNNYSIDE**  
 Beltsville MD

DATE: **10.8.24**  
 DRAWING: **13036**  
 SCALE: **1/16" = 1'-0"**  
 SHT SIZE: **8.5x11**

EXISTING  
 1st FLOOR  
 PLAN  
**EX1.1**



1776 SF, LEASABLE



**5600  
SUNNYSIDE**  
Beltsville MD

DATE: **3.14.24**  
DRAWING: **13036**  
SCALE: **1/16" = 1'-0"**  
SHT SIZE: **8.5x11**

EXISTING  
2nd FLOOR  
PLAN  
**EX1.2**