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EXCLUSIVE OFFERING FROM CPG

5100 Sycamore Rd, Beltsville, MD

Existing 3,540 SF Warehouse with ~24,010 SF of Industrial Outdoor Storage (IOS)

Property Address:

5100 Sycamore Rd
Beltsville, MD 20705

Industrial/IOS Investment Opportunity:

5100 Sycamore Rd is located in a highly sought after industrial area just outside the I-495 Capital Beltway and directly across the train tracks from Route 1. The Industrial Heavy (IH) zoning on the property is the most desirable industrial zoning in Prince Georges County and permits the heaviest industrial uses by right. The property features a 3,540 SF warehouse with four drive in bays, multiple storage areas, and an office space. The Industrial Outdoor Storage (IOS) component of the property features gravel paving and the entire parcel is secured with a barbed wire fence.

7272 Wisconsin Avenue, 10th Floor
Bethesda, MD 20814

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Executive Summary

5100 Sycamore Rd

Beltsville, MD

Industrial/IOS Opportunity

CPG Realty, LLC (CPG) is pleased to present 5100 Sycamore Rd (the “Property”), located at 5100 Sycamore Rd, Beltsville, MD 20705. The site is ~24,010 SF and improved with a 3,540 SF warehouse with 14’ clear ceilings, four drive-in bays, multiple storage areas, an office space and secured with a barbed wire fence. It is strategically located just outside the Capital Beltway (I-495), along the Route – 1 Corridor, and within two miles of I-95. The Industrial Heavy (IH) zoning on the property is the most desirable industrial zoning in Prince George’s County and permits the heaviest industrial uses by right.

The Prince George’s County industrial market remains one of the strongest in the Metro DC region with overall vacancy at 4.4%, and recorded a 4% increase in warehouse rates quarter-over-quarter, the highest of all three suburban Maryland counties. This property features a combination of warehouse space and industrial outdoor storage and is in one of the few strategic heavy industrial hubs in Prince George’s County.

The site is currently occupied by SaniJohn Services, a portable toilet supplier. New ownership would have the option to either sign a new lease with the existing tenant or acquire the site vacant. Copies of pertinent information will be provided upon execution of a Confidentiality and Non-Disclosure Agreement (CA/NDA).



OUTDOOR STORAGE YARD



**.55 Acres of
Heavy Industrial
Land**



**QUICK ACCESS
TO I-495**



**Outdoor
Storage**

Address: 5100 Sycamore Rd, Beltsville, MD 20705

Tax Account Nos: Prince Georges County Tax Account No.
District - 01 Account Number - 0053876, 0055210, 0017145

Municipality: Beltsville, MD

Property Size (Land Area): .55 Acres or 24,010 sq/ft

Building Size: 3,540 sq/ft

Year Built: 1968

Ceiling: 14' Clear

Zoning: Industrial Heavy (IH)

Permitted Uses:

- Industrial Outdoor Storage (IOS)
Vehicle, Truck, Boat, Heavy Equipment, Cold Storage,
Parts, etc.
- Vehicle Towing and Wrecker Service
- Bulk Gasoline Storage
- Contractors Yard
- Storage Warehouse/Showroom
- Manufacturing; Light or Heavy
- All Wholesale Uses
- Recycling Plant/Collection Center
- Motor Freight Facility
- Research and Development

Security: Barbed Wire Fence & Security Cameras



WAREHOUSE INTERIOR



MAIN ENTRANCE



OFFICE AREA



FRONT OF WAREHOUSE



OUTDOOR STORAGE YARD



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Market Data

The Prince Georges County industrial market remains one of the strongest in the Metro DC region with overall vacancy at 4.4%, the lowest of all three suburban Maryland Counties. Prince Georges County also lead the way and recording a 4% increase in warehouse rates quarter-over-quarter, the highest among all three suburban Maryland Counties. The demand for heavy industrial ground continues to exceed supply, with little to no vacancy for Industrial Heavy (IH) zoned ground.

Prince Georges County Industrial Market - Q1 2024

4.4%

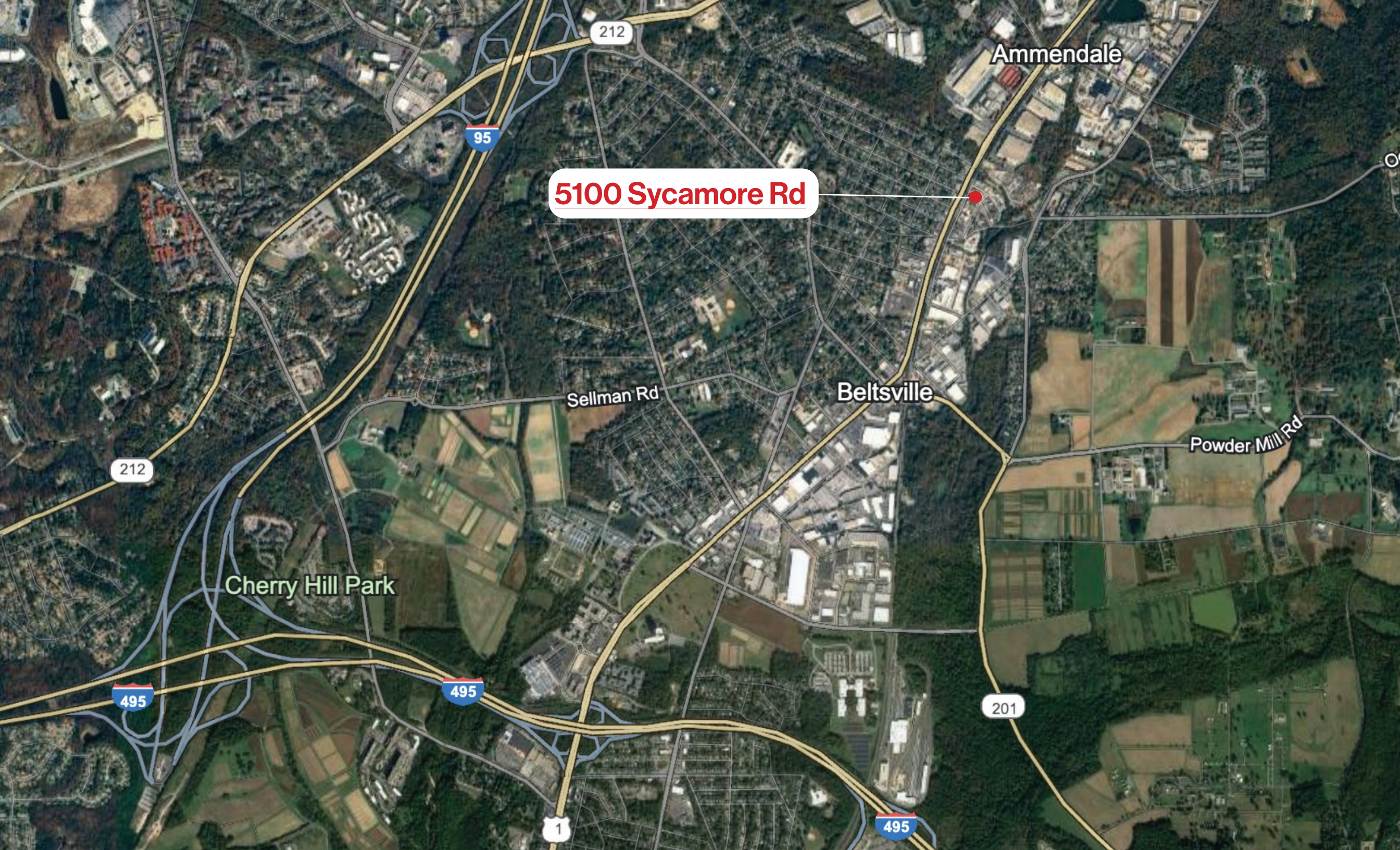
Overall Vacancy Rate

52,322,380

Inventory (SF)

\$13.43

Gross Asking Rent



5100 Sycamore Rd

Ammendale

Sellman Rd

Beltsville

Powder Mill Rd

Cherry Hill Park

212

95

212

495

495

201

70

495



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