

**FOR LEASE**

**Hyattstown Business Park**

**2200 Urbana Pike**

Hyattstown, MD 20871



**BRAND NEW CLASS A INDUSTRIAL SITE**

**48,000 SF**



## Property Highlights



Ideal for Light  
Manufacturing /  
Warehousing



Plans Approved  
Under Construction



EXIT  
Directly  
off I-270

Contact  
Information:

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**CORE DEVELOPMENT GROUP, INC**  
24012 Frederick Road  
Clarksburg, MD 20871

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## **BUILDING SPECIFICATIONS**

**± 48,000** SQUARE FEET    **24'** CLEAR HEIGHT    **± 135** CAR PARKING SPOTS

<b>COLUMNS</b>	40'w x 40'd
<b>DOCKS</b>	Five Exterior
<b>CONSTRUCTION</b>	Reinforced Tilt Concrete
<b>DRIVE INS</b>	4 total / 12' x 14'
<b>SLAB</b>	6' reinforced slab
<b>FIRE PROTECTION</b>	ESFR
<b>UTILITIES</b>	<ul style="list-style-type: none"><li>• 3,000a/480v 3p Heavy</li><li>• Natural Gas</li></ul>

## **Flexible Sized Outside Storage Lots**



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## SITE RENDERING



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## MAP

