



**INDUSTRIAL/FLEX CONDO FOR SALE**

# WASHINGTON COMMERCE CENTER

3309-3311 HUBBARD RD #4 & 5, HYATTSVILLE, MD 20785



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## PROPERTY SUMMARY



## 360° VIRTUAL TOUR

### PROPERTY DESCRIPTION

3309-3311 Hubbard Road (Units 4 & 5) consists of a 6,240 SF Industrial/Flex Condominium. The property is a mix of approximately 50% warehouse and 50% office space. The warehouse portion features 18'-foot ceiling heights and both a loading dock and drive in bay access. The property will be delivered vacant.

### PROPERTY HIGHLIGHTS

- 6,240 SF Industrial Flex Condo delivered vacant
- Ideal owner/user opportunity
- 18' foot ceiling heights in the Warehouse
- Loading Dock and Drive in bay
- Fully Conditioned Warehouse

### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,250,000
<b>Lot Size:</b>	138,919 SF
<b>Building Size:</b>	6,240 SF

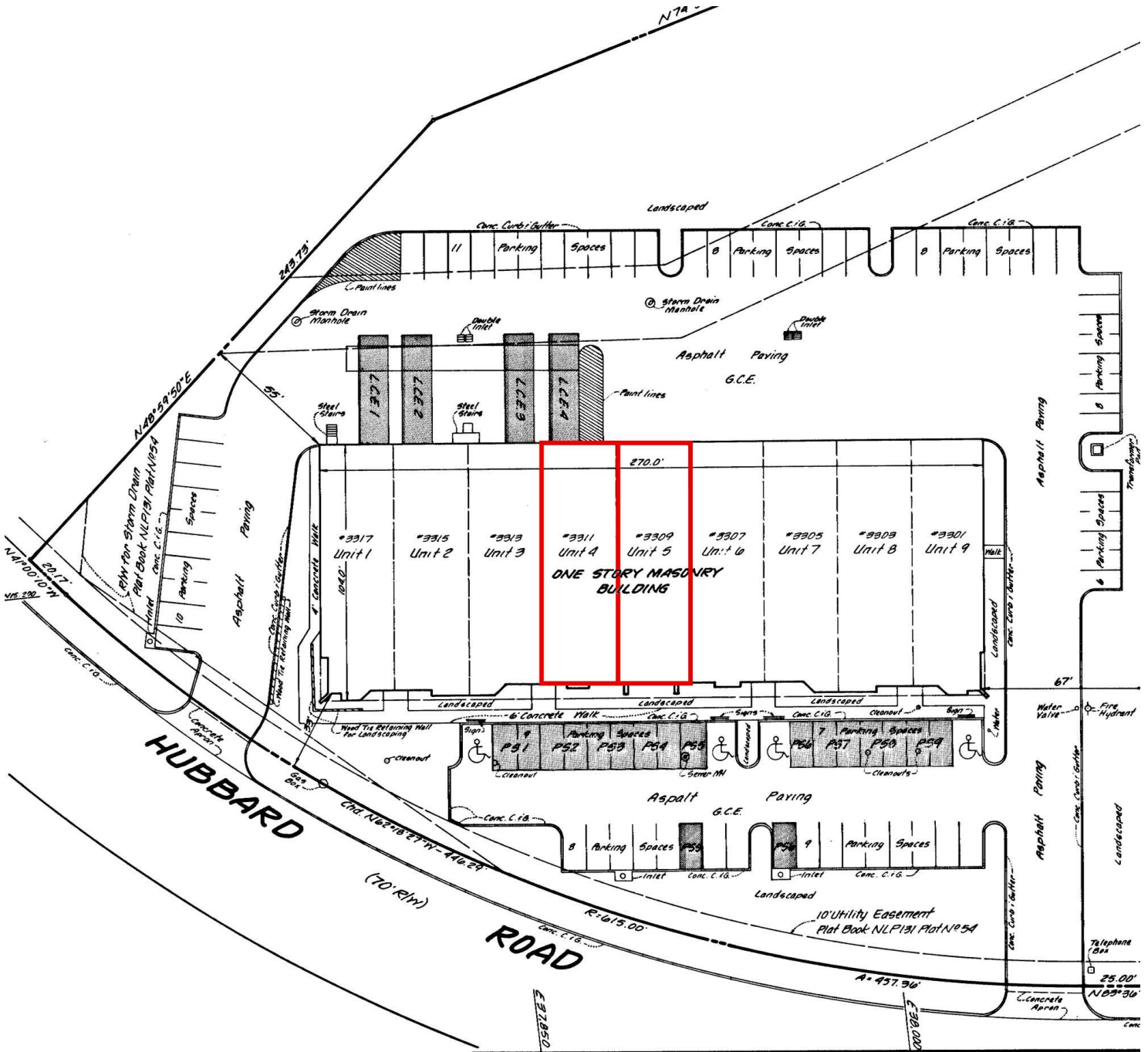
### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,501	46,934	129,005
<b>Total Population</b>	16,910	141,060	364,027
<b>Average HH Income</b>	\$85,154	\$109,804	\$111,396

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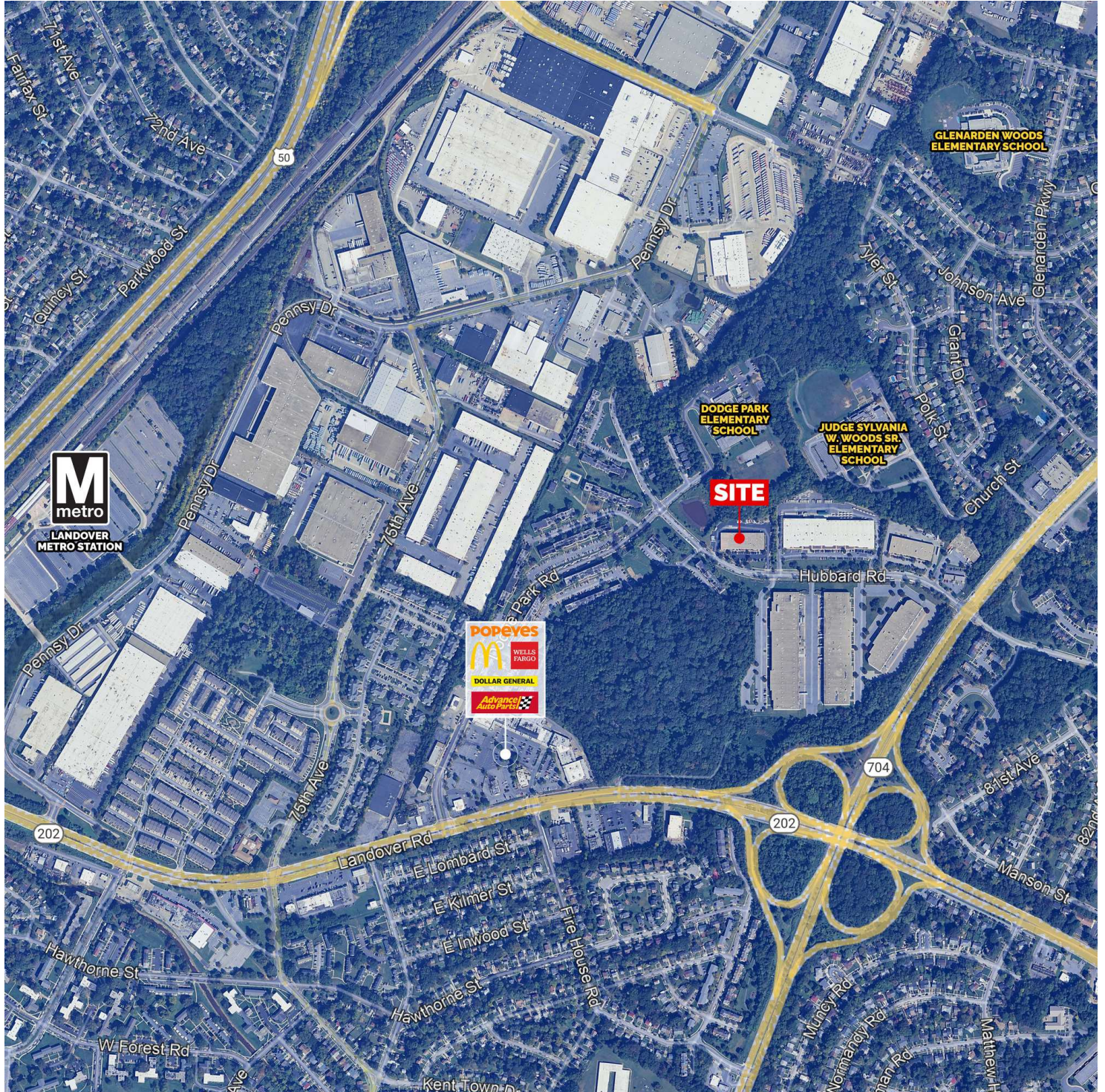
SITE PLAN



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RETAILER MAP



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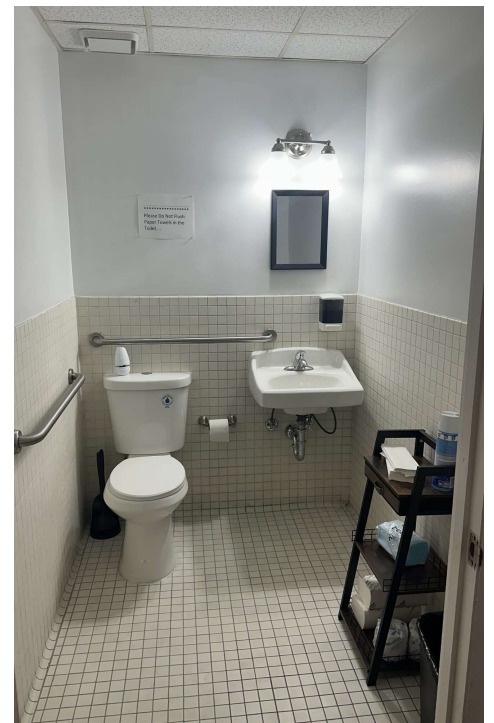
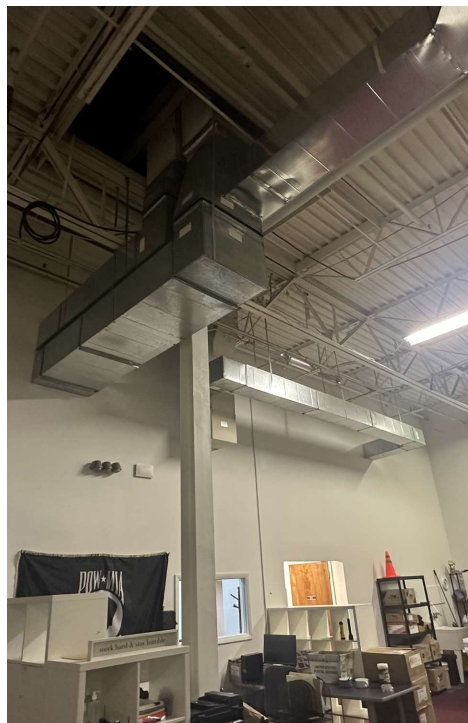
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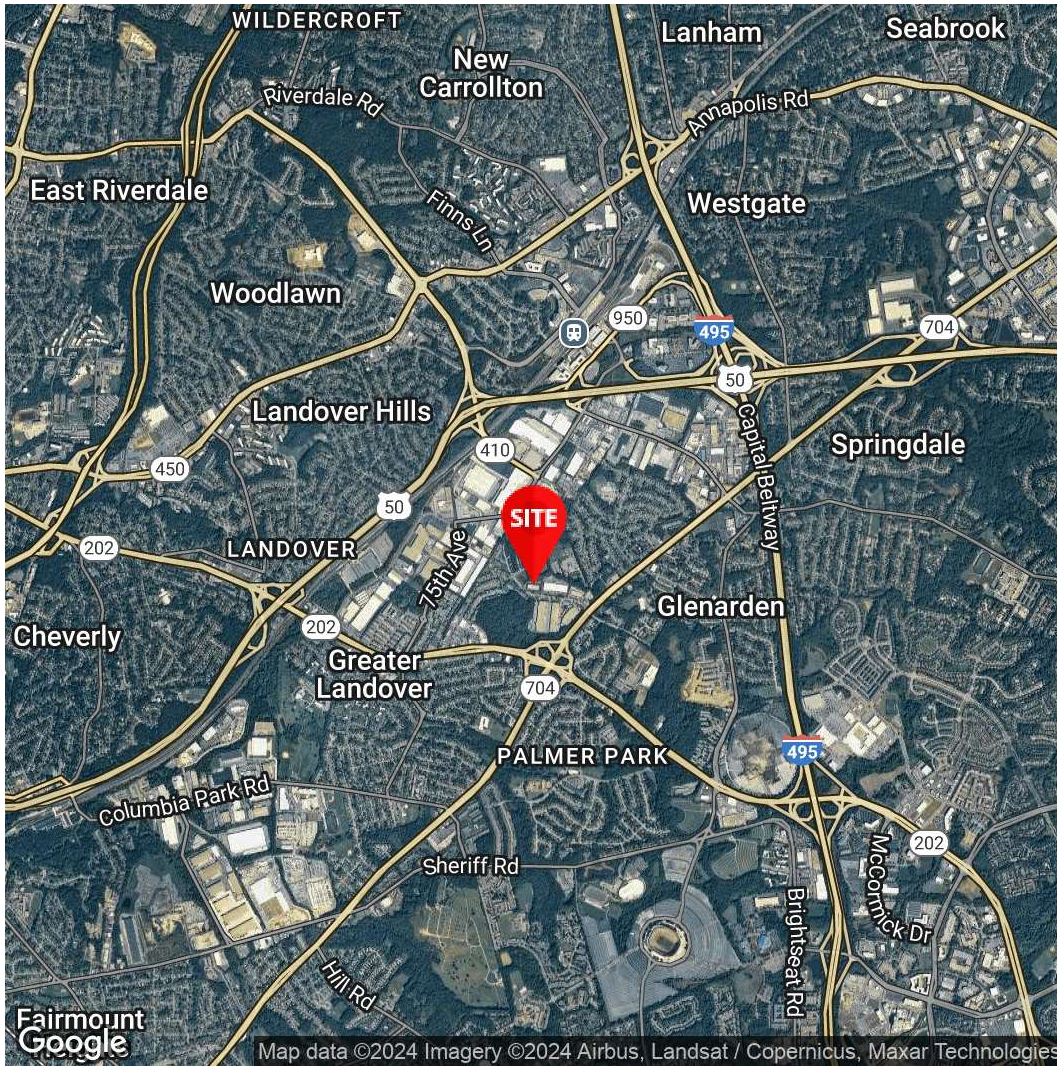
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## ADDITIONAL PHOTOS





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