

For Lease  
Industrial Space - Kensington, MD



## 4216 Howard Ave

Kensington, Maryland 20895

### Property Highlights

- Deep industrial flex unit available in the heart of Kensington
- Approximately 2,500 SF
- Three parking spaces
- One drive-in door (10x8 roll-up) to accommodate cars and trucks
- Professional buildout includes two restrooms, a kitchenette, offices and 2,000 SF of storage, showroom or workshop space
- Zoned: I-M (Light Industrial)
- LEASE RATE: \$16.00/SF, NNN

### Location Overview

The subject property is located just off Connecticut Avenue and minutes from the Capital Beltway (I-495).



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