

FOR LEASE

Hyattstown Business Park
2200 Urbana Pike
Hyattstown, MD 20871



BRAND NEW CLASS A INDUSTRIAL SITE

32,000 SF
AVAILABLE



Property Highlights



Ideal for Light
Manufacturing/
Warehousing



Fully Delivered



EXIT
Directly
off I-270

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BUILDING SPECIFICATIONS

± 32,000 SQUARE FEET **24'** CLEAR HEIGHT **± 85** CAR PARKING SPOTS

COLUMNS	40'w x 40'd
DOCKS	Five Exterior (9' x 10')
CONSTRUCTION	Reinforced Tilt Concrete
DRIVE INS	1 Knock Out (12' x 14')
SLAB	6" Reinforced Slab
FIRE PROTECTION	ESFR
UTILITIES	<ul style="list-style-type: none">• 3,000a/480v 3p Heavy• Natural Gas

Potential Outside Storage Lots



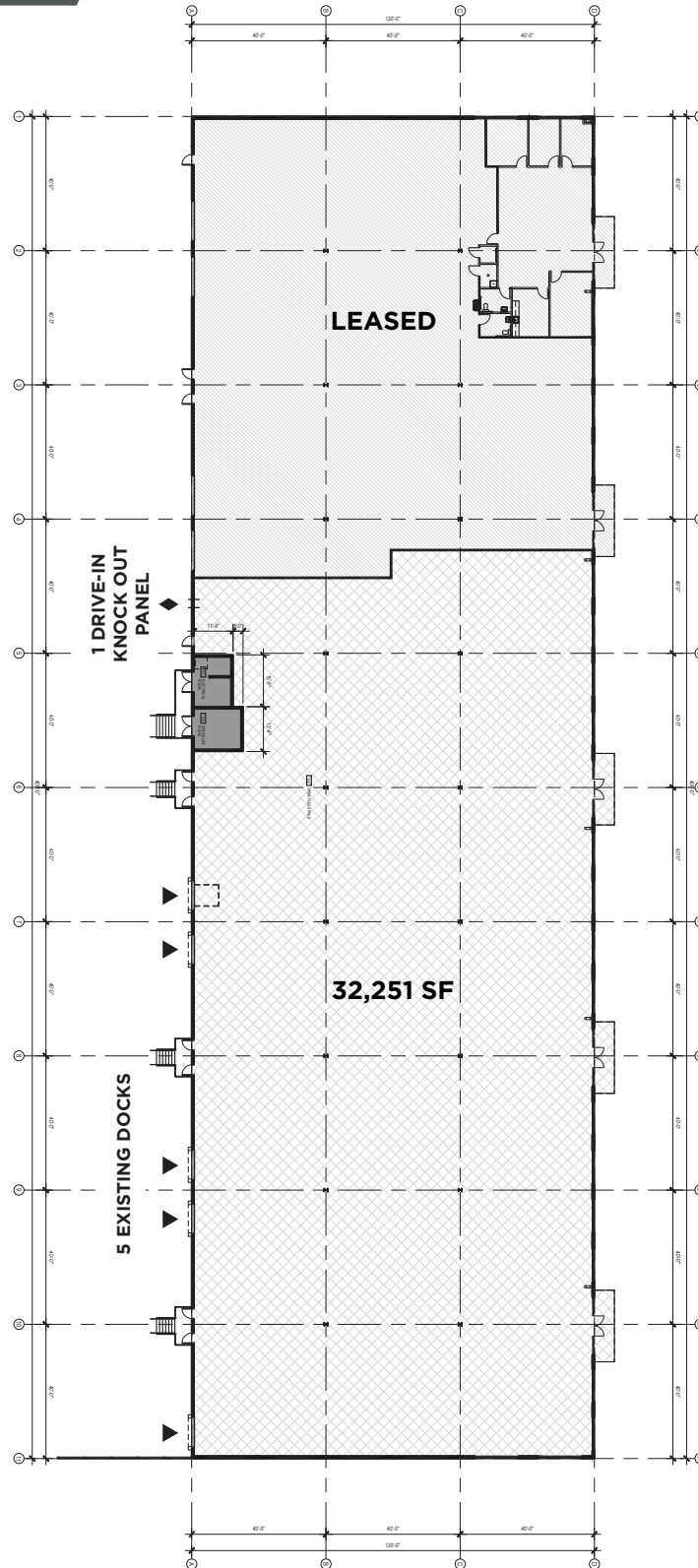
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FLOOR PLAN

LEGEND:

- ◆ Drive-in
- ▲ Dock



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SITE RENDERING



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Hyattstown Business Park 2200 Urbana Pike

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MAP

