



5200 LAWRENCE PLACE

HYATTSVILLE, MARYLAND 20781

FOR
**SALE/
LEASE**

**SELLER
FINANCING
AVAILABLE!**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

EXECUTIVE SUMMARY

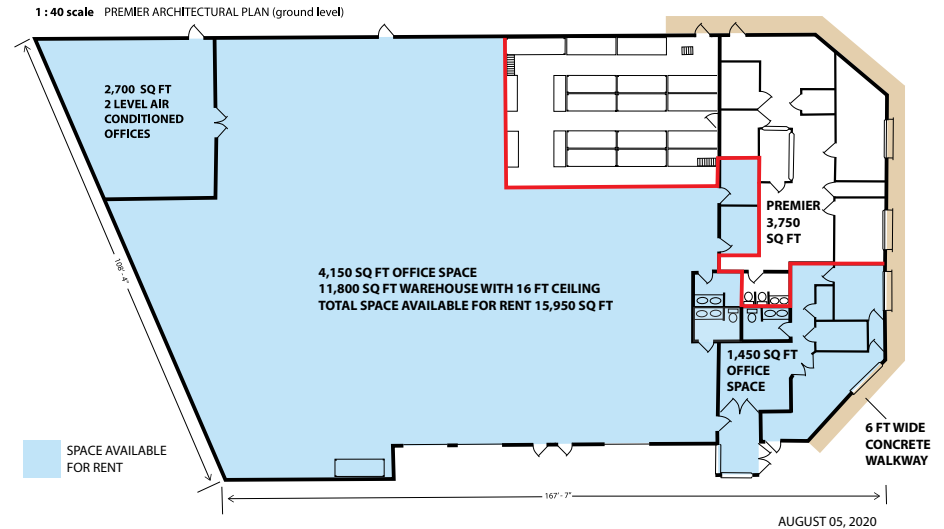
5200 Lawrence Place offers the opportunity to acquire a **20,000 SF ± industrial property on 1.22 acres** in a premier infill submarket of Prince George's County, with **seller financing available**.

The property features a functional layout with **15,000 SF ± of warehouse** and **5,200 SF ± of office**, including **16' clear height**, **two dock-high doors**, **one low dock**, and **one drive-in door**, and **heavy power (208V, 3-phase, 1,800 amps)**, supporting a wide range of industrial users.

Recent improvements include a **new roof** and **128 kW solar system**, enhancing long-term efficiency. The site offers **24 parking spaces** and **separate ingress/egress** for efficient circulation.

Zoned **IE**, the property permits **outdoor storage**, a highly desirable feature that expands its usability and value. The offering also includes a **3,750 SF ± sale-leaseback opportunity**, providing immediate income.

With **seller financing**, **strong functionality**, and **flexible zoning**, 5200 Lawrence Place is well-suited for both **owner-users** and **investors**.



PROPERTY OVERVIEW

HIGHLIGHTS:

- 20,000 SF on 1.22 acres of IE zoned land
- 3 docks and 1 drive-in
- 20' clear height
- Seller financing available
- Partial sale leaseback
- Heavy Power
- Minutes from Washington DC



BUILDING SIZE:	20,000 SF ±
LOT SIZE:	1.22 ACRES ±
LOADING:	3 DOCKS, 1 DRIVE-IN
YEAR BUILT:	1987
ZONING:	IE
RENTAL RATE:	\$15.00/SF, NNN
SALE PRICE:	\$5,750,000



GOOGLE STREET VIEW



INTERIOR PHOTOS



TRADE AREA

DRIVING DISTANCE TO:

202 0.2 MILES
2 MIN. DRIVE

1 1.1 MILES
3 MIN. DRIVE

295 1.8 MILES
6 MIN. DRIVE

AMERICA'S AIRFIELD
17.0 MILES
20 MIN. DRIVE

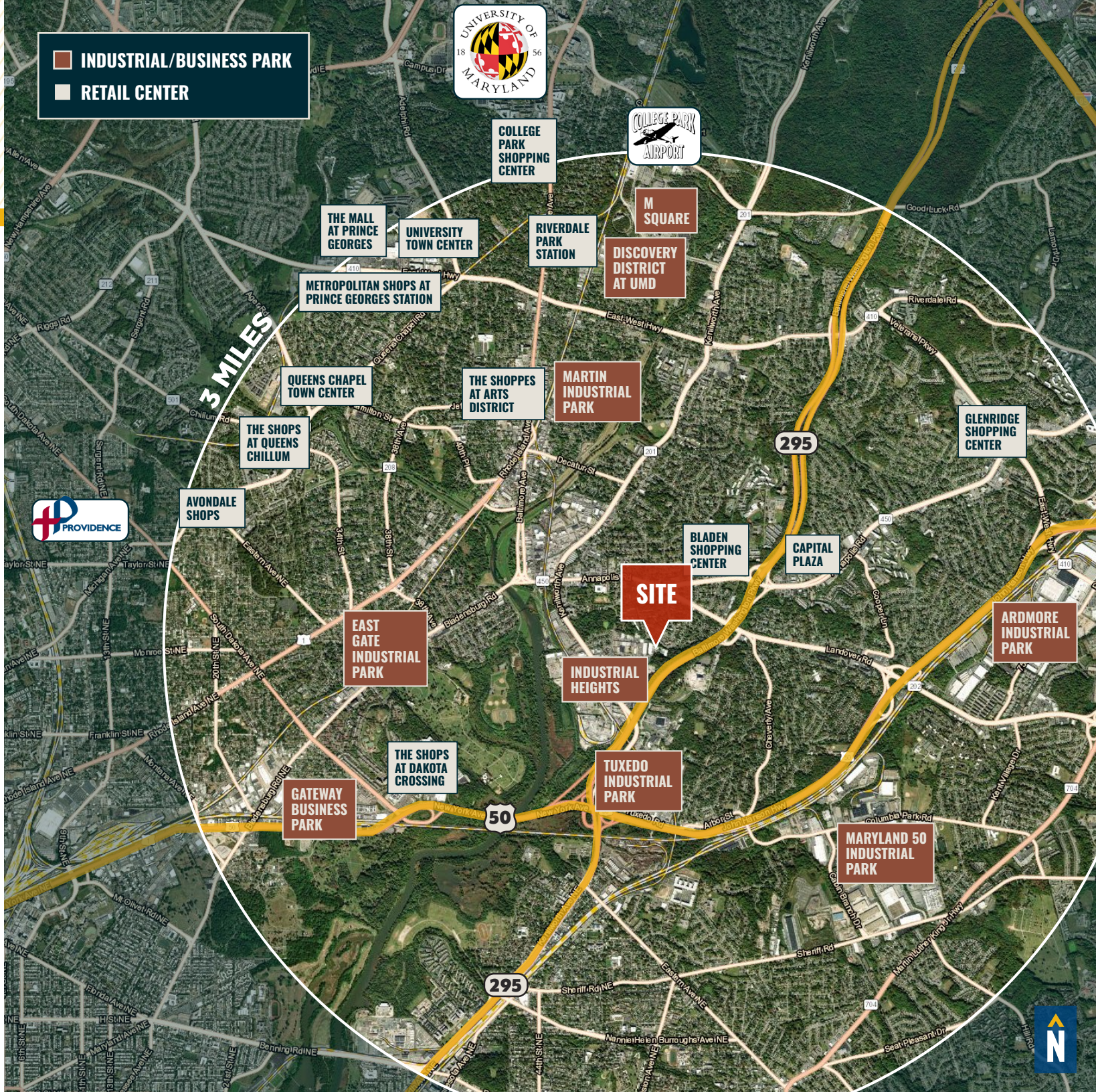
REAGAN NATIONAL
11.9 MILES
22 MIN. DRIVE

WASHINGTON, DC 6.5 MILES
20 MIN.

BALTIMORE, MD 32.5 MILES
42 MIN.

RICHMOND, VA 118.0 MILES
2 HRS. 0 MIN.

PHILADELPHIA, PA 133.0 MILES
2 HRS. 15 MIN.



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



15,742

180,878

567,534

DAYTIME POPULATION



14,680

157,840

550,868

AVERAGE HOUSEHOLD INCOME



\$106,638

\$107,590

\$127,854

NUMBER OF HOUSEHOLDS



5,437

63,747

215,964

MEDIAN AGE

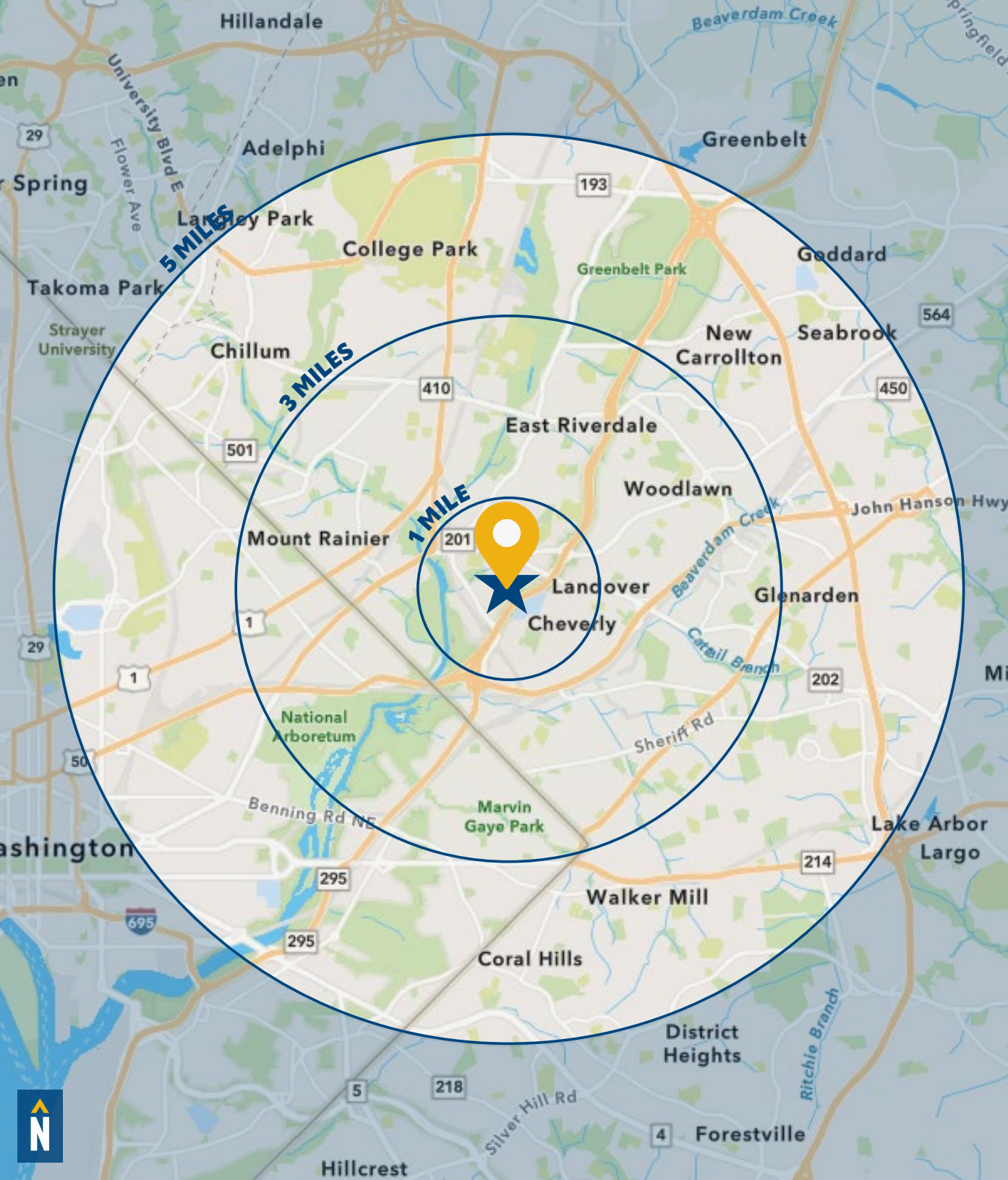


36.2

36.0

34.9

[FULL DEMOS REPORT](#)



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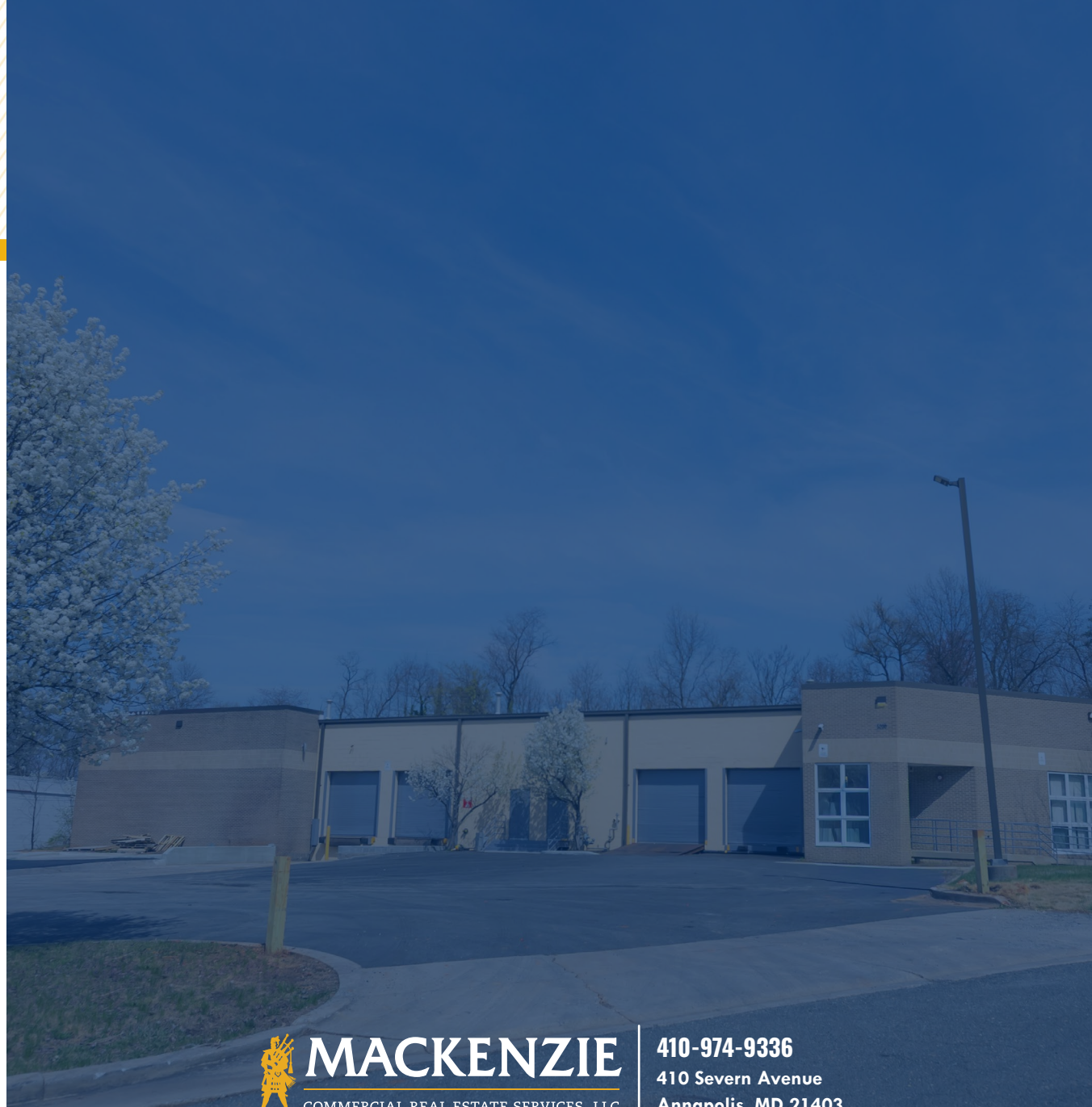


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