

# For Lease Industrial Space



## 2506 51st Avenue

Hyattsville, Maryland 20781

### Property Description

- 6,800 sf foot warehouse
- (1) large 14' x 12' Drive-in
- 18' Clear height
- (1) rest room
- Tractor trailer access
- ½ mile from DC Line
- LEASE RATE: \$10.95/ sf, NNN

### Location Overview

2506 51st Avenue, Hyattsville, MD, located just minutes away from the DC line. The thriving Gateway Arts District, offering galleries, studios, and live performances as well as a variety of restaurants and eateries is just 3 miles away. The nearby Magruder Park and the Anacostia River Trail is convenient for outdoor recreation. With easy access to public transportation and major roadways, the location provides convenience for commuters and employees alike.



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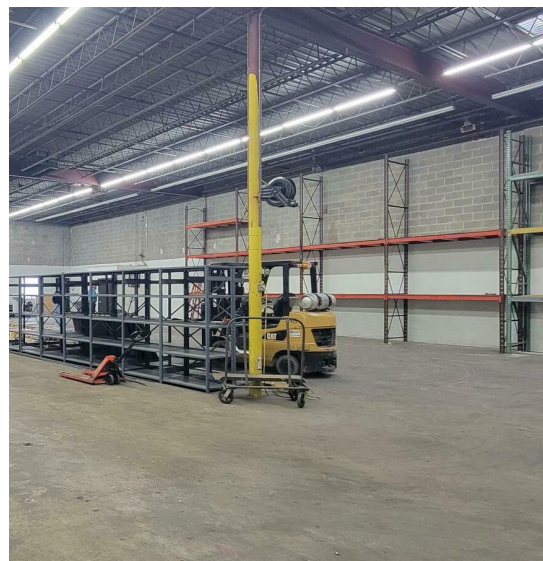
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