

For Lease

22,257 SF Available

Includes Rare IOS Storage

3520 Bladensburg Road

Brentwood, MD 20722

Prince George's County

Colliers

DCI

city infrastructure services LLC

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Property Details



Rare, Urban In-fill Location

The Property is located along Bladensburg Road (Alternate Route 1) just 250 yards away from the District of Columbia.



Extremely Rare Industrial Outdoor Storage

The building sits on 1.44 acres, whereby approximately 1/2 acre of exceedingly rare secured Industrial Outdoor Storage can be used for a multitude of IOS uses. The I-1 Zoning allows IOS by Right.



Property Highlights:

Address	3520 Bladensburg Rd, Brentwood, MD 20722
Space Available	22,257 SF
Total Site Size	1.44 Acres
Clear Height	18'-20'
Loading	3 Drive-in doors with potential +/- 4 more doors
IOS	Approximately 1/2 acre of outside storage where you can park approximately 40 vehicles and use as a laydown yard
Year Built	1964

Update Plan



Strategic Location



Property is located just 1/4 mile from the DC line, and is within 2.5 miles to:

- Route 50
- BW Parkway
- Route 1



Aerial View



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