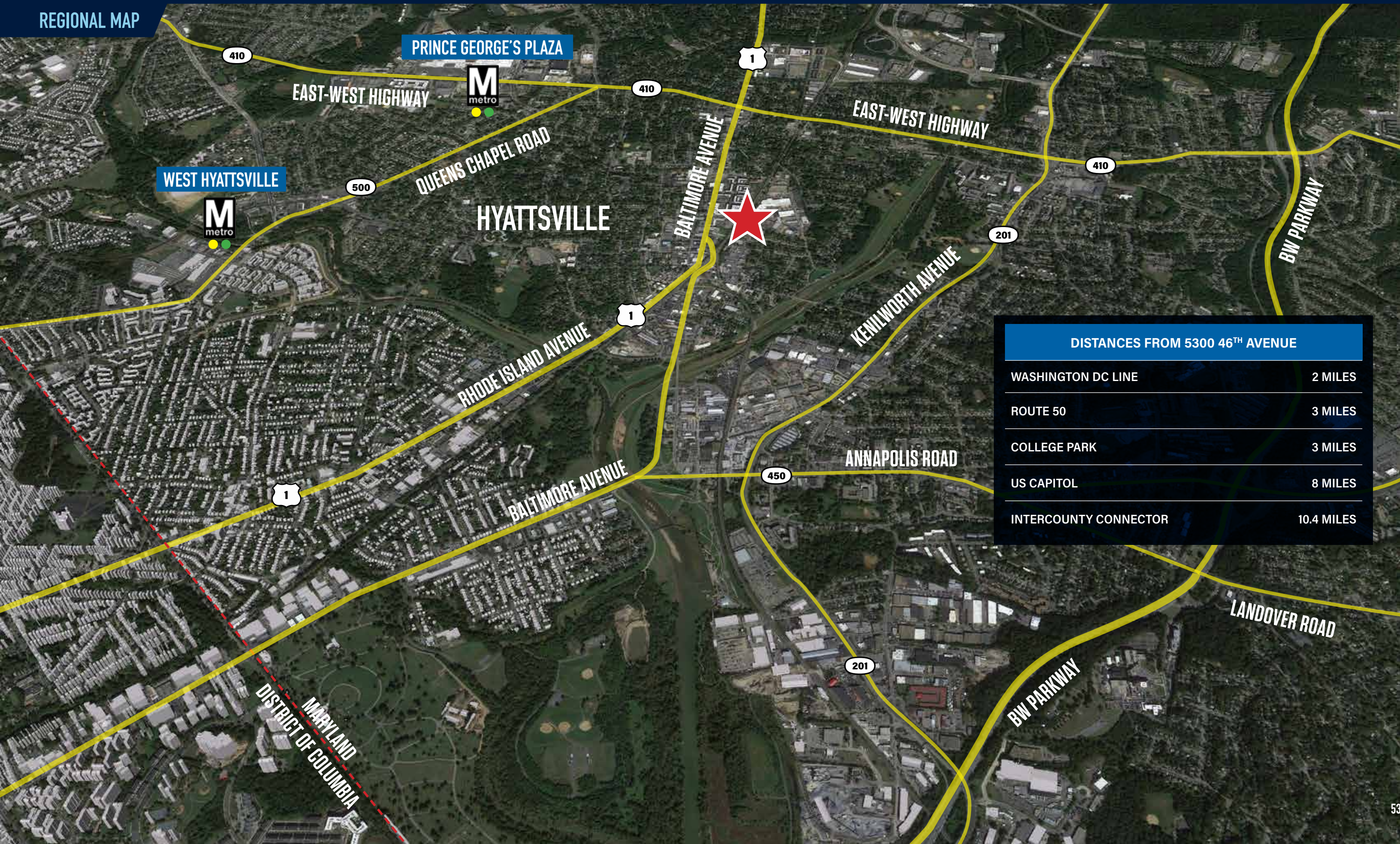
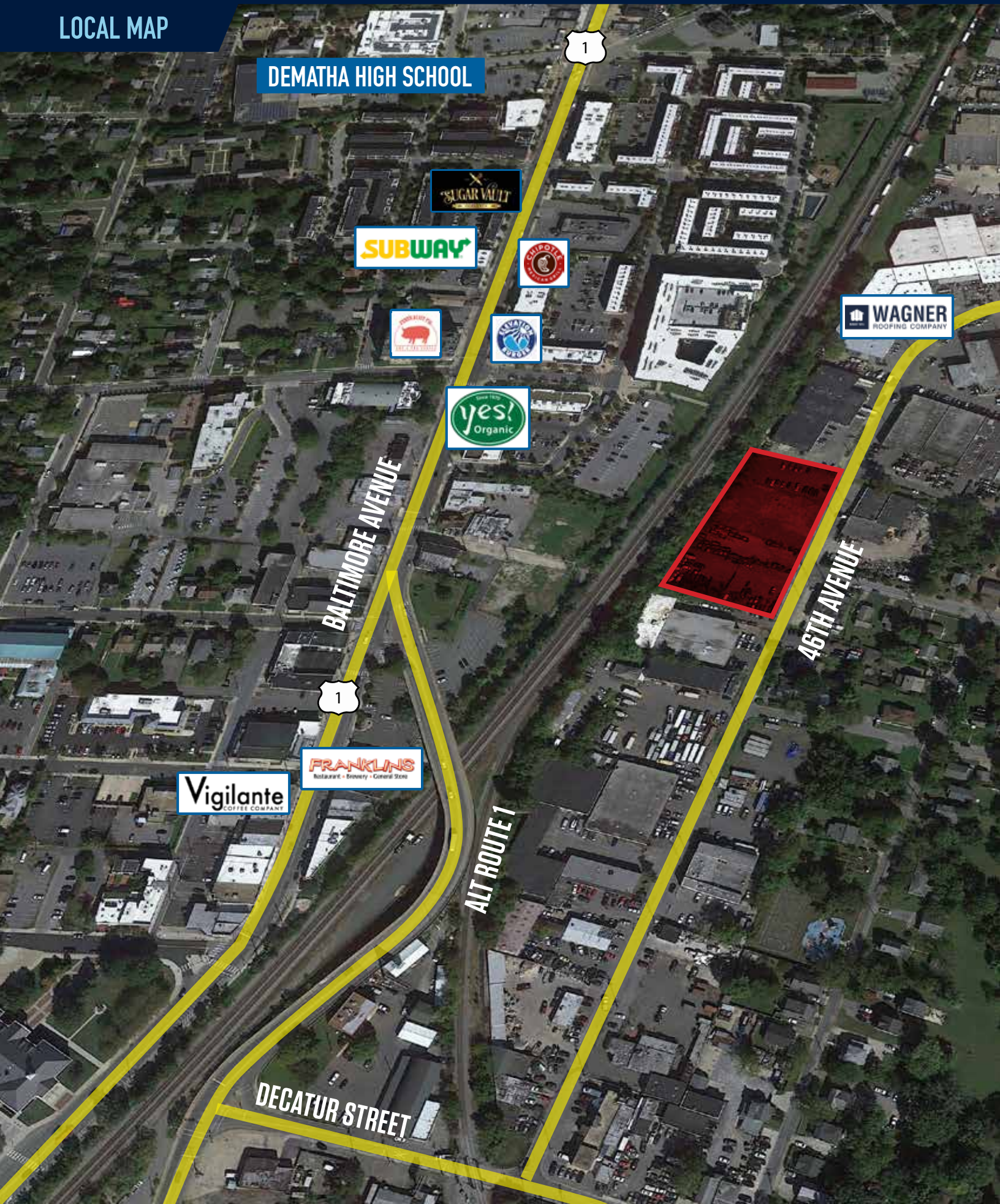


REGIONAL MAP



DISTANCES FROM 5300 46 <sup>TH</sup> AVENUE	
WASHINGTON DC LINE	2 MILES
ROUTE 50	3 MILES
COLLEGE PARK	3 MILES
US CAPITOL	8 MILES
INTERCOUNTY CONNECTOR	10.4 MILES

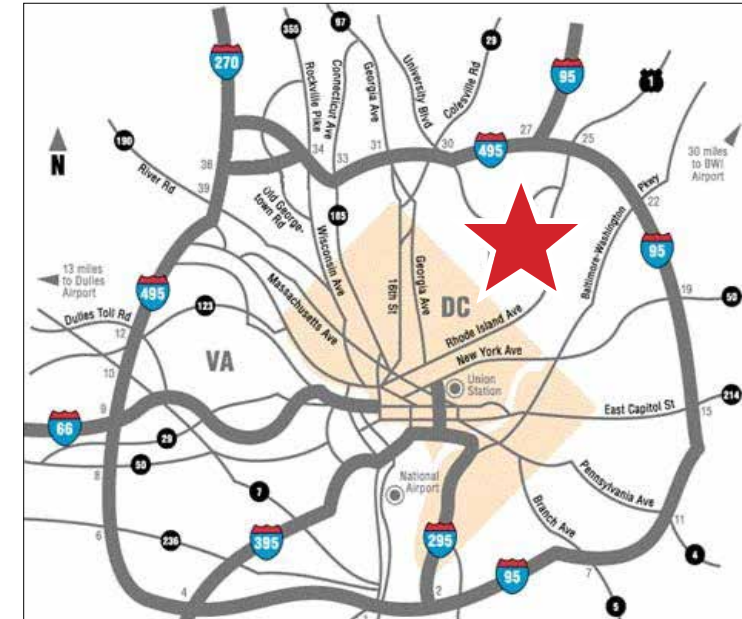
## LOCAL MAP



## EXECUTIVE SUMMARY

### 5300 46TH AVENUE

5300 & 5302 46th Ave is a 2.11 AC parcel of I-1 zone land located in Hyattsville, MD. The site's location and proximity to major road arteries make it convenient to the District and most points in suburban Maryland. The ever-growing scarcity of industrial land in DC and resulting upward pressure on rental rates, make Hyattsville well-positioned for both DC-based users/investors seeking cost savings as well as those further from the Beltway seeking closer proximity to the city.



## PROPERTY SPECS

**ADDRESS** 5300 46<sup>TH</sup> Avenue Hyattsville, MD 20781

**LOT SF** 91,912 SF **LAND AC** 2.11+ acres

**ZONING** I-1 (Light Industrial) **PROPERTY TYPE** Land

**TAXES** \$14,960 (2020) **PARCEL ID** 16-1820604

## HIGHLIGHTS



Flat, Fenced, & Graded



4 Existing Curb Cuts

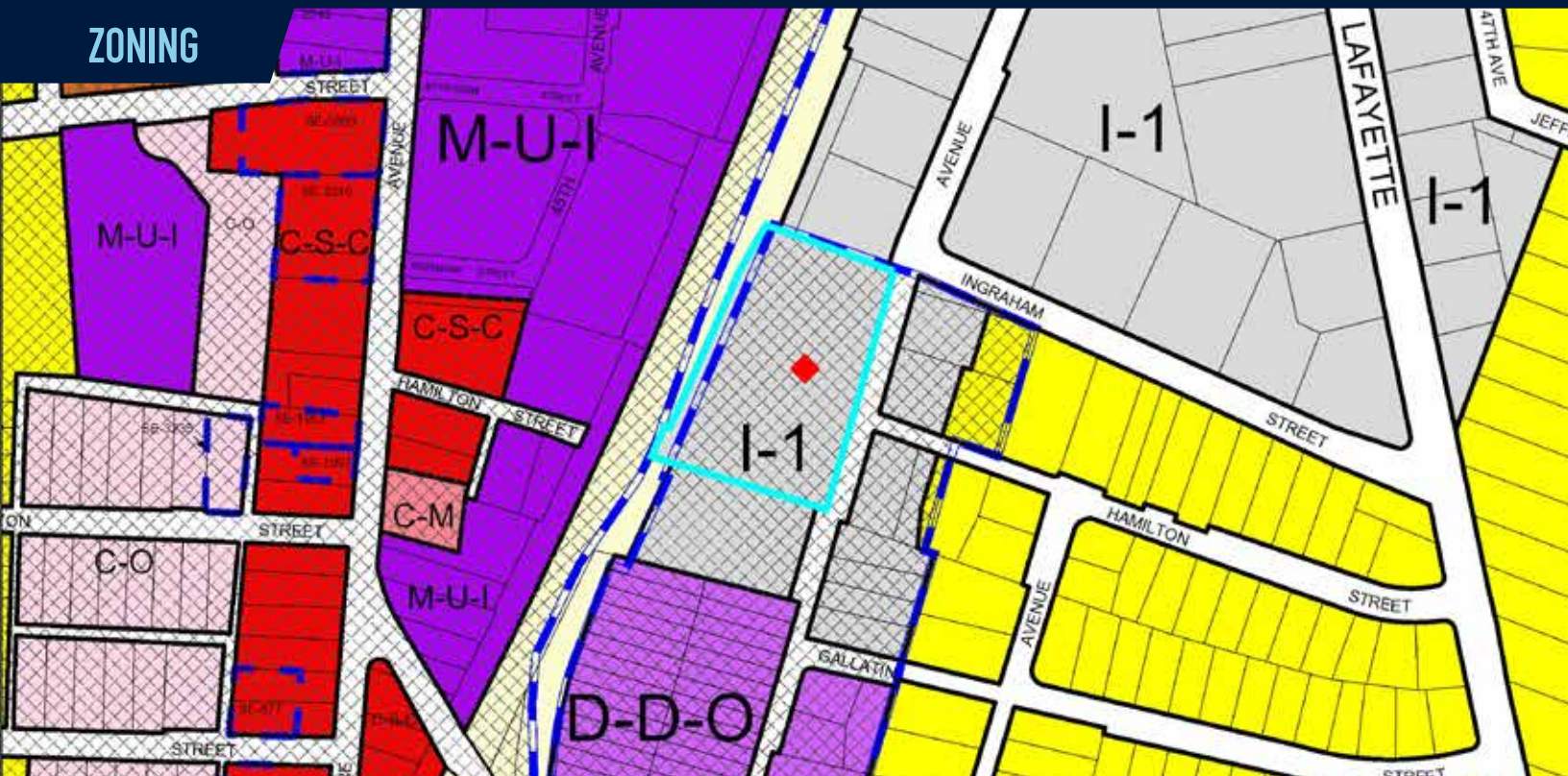


Immediate access to Routes 1, 50, Kenilworth Ave, & I-295

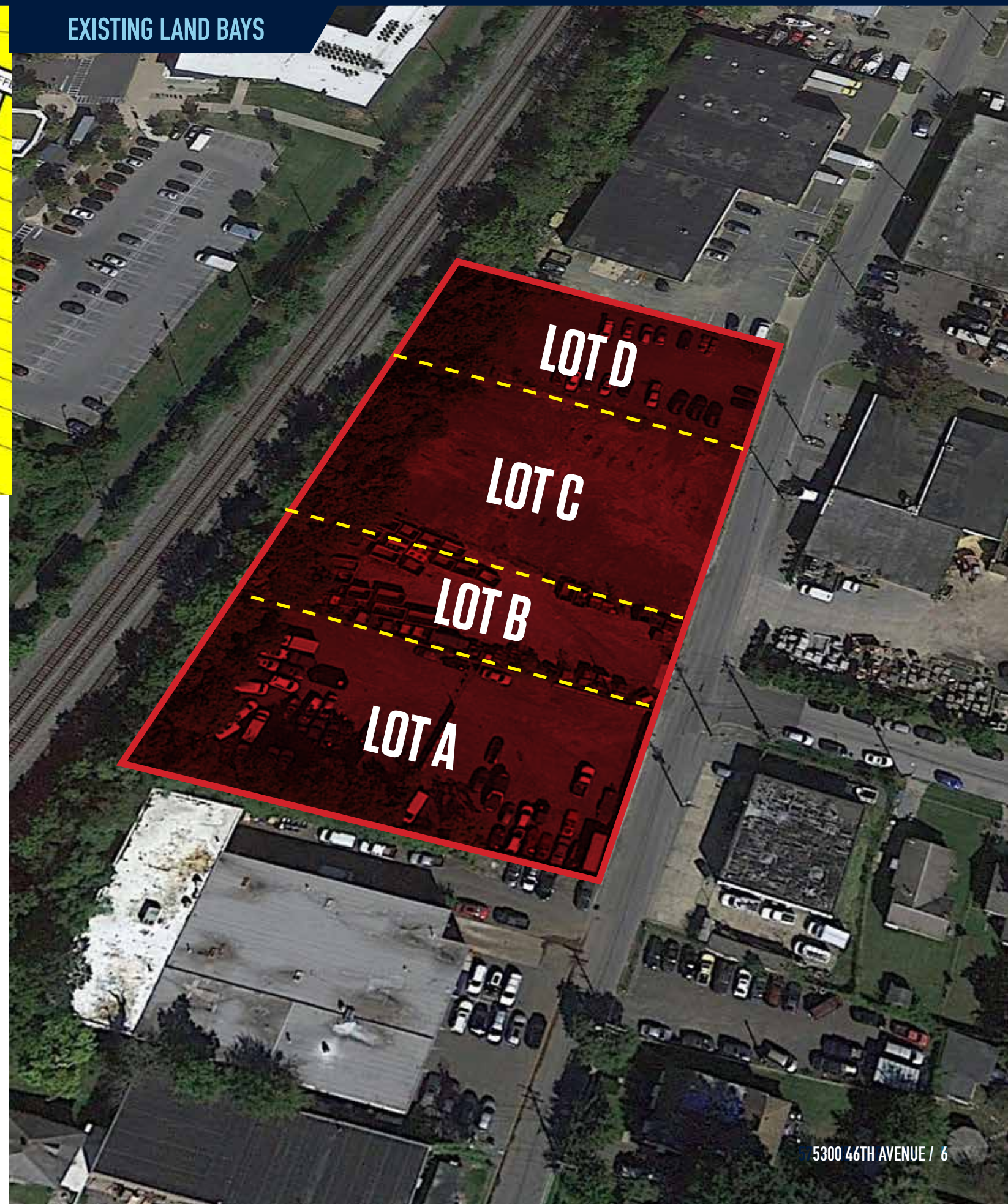


Proximity to DC < 2 miles

## ZONING



## EXISTING LAND BAYS

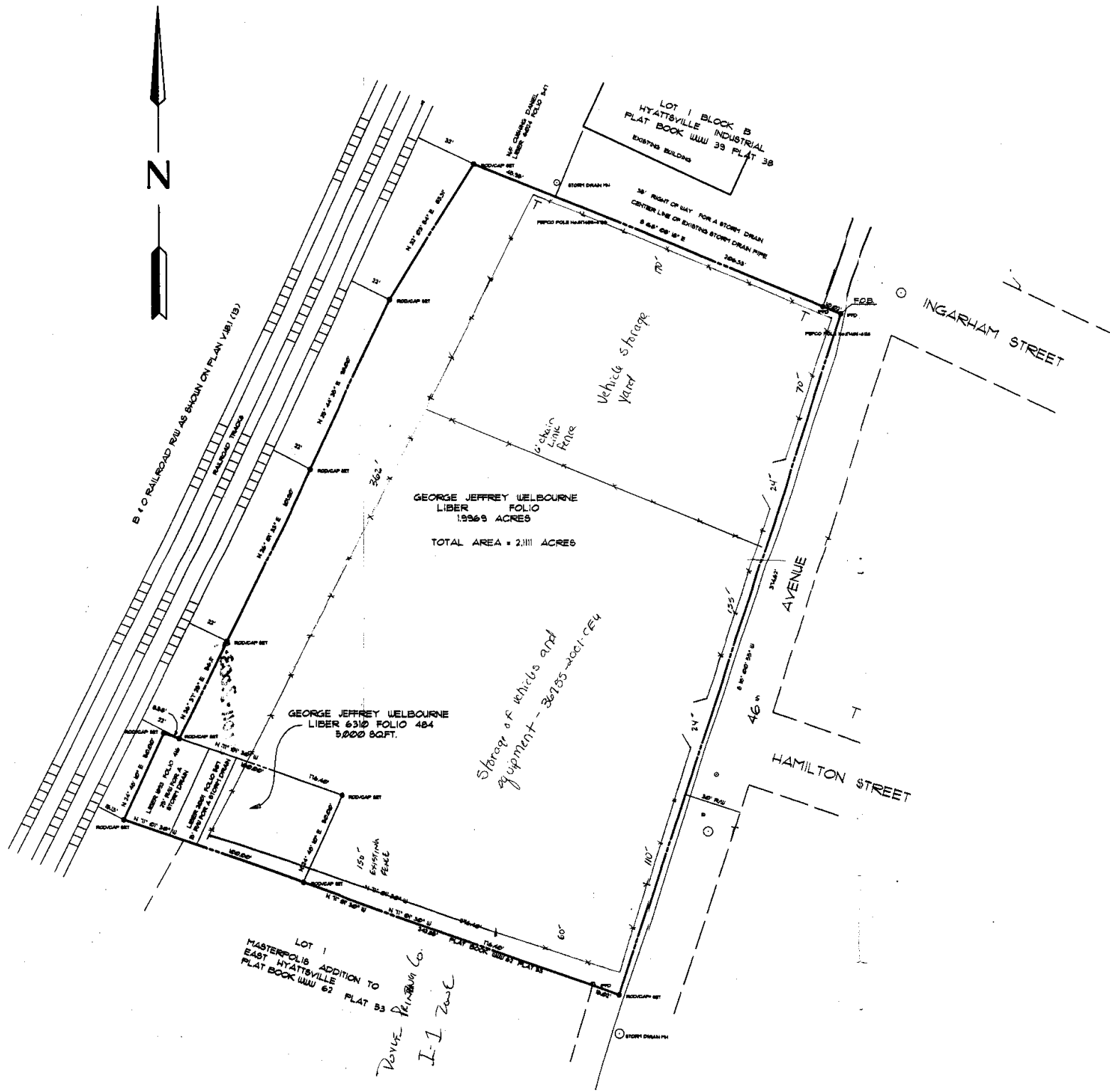


### I-1 ZONING

The I-1 Zone zone promotes light industrial activity. Although the typical build-out results in a building form of less than 3 stories, the zone provides a range of options for building typology allowing up to 10 stories in height.

DEVELOPMENT STANDARDS							
Building	Floor Area Ratio (Max.)	Height (ft.)	Stories	Minimum Setback From Street	Parking	Side Yard (ft.)	Green Area Ratio
General	1.5	42'	3	r.o.w. established in master plan: 10' No r.o.w. in masterplan: 60' from centerline	1.5 spaces for each 1,000 sq ft of total floor area plus loading area	10'	10% of lot
Large Employment Center		120'	10	Increase by 5% of net lot area for each story over 3			

USE PERMISSIONS	COURTS	PARKING
Section 27-473	Section 27-469	Section 27-551



IDEALLY SUITED FOR...

- FLEET PARKING
- LAYDOWN YARD
- OUTDOOR STORAGE

MINUTES TO DC AND CONVENIENT TO MOST POINTS IN SUBURBAN MARYLAND

**Metropolis Capital Advisors (“Listing Broker”) has been retained as the exclusive advisor and broker for Seller regarding the sale of the property known as 5300 46<sup>TH</sup> Avenue Hyattsville, MD 20781**

The Offering Memorandum has been prepared by Listing Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information that prospective Buyers may need or desire. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the property will be made available to interested and qualified prospective Buyers.

The Seller and Listing Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation there under have been satisfied or waived.

The Offering Memorandum and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, electronically disseminate its contents, and that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Listing Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Listing Broker.

