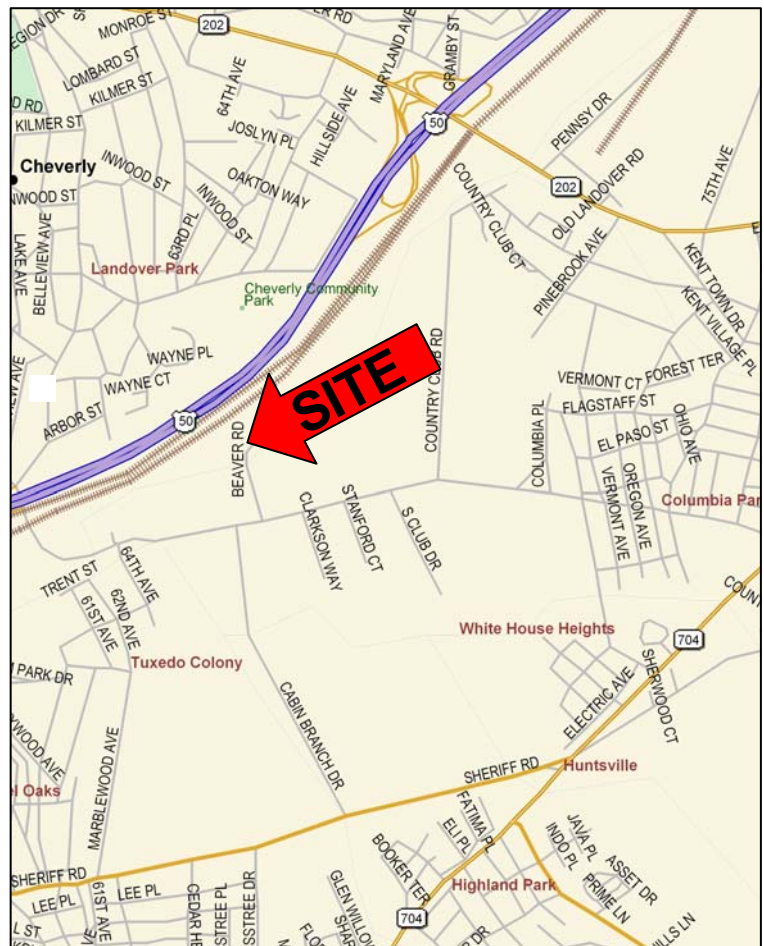


# Space for Sale / Lease

# 2020 Beaver Road, Landover, Maryland



- Approximately 3.6 gross acres of land, of which 1.4 acres is useable
- Improved with a 1-story block building containing approximately 17,000 square feet
- Building consists of approximately 1,884 square feet of Office space with additional storage above and the balance of the building (approximately 16,340 square feet) as refrigerated Warehouse. Warehouse also has an approximately 150 square foot supervisory tower
- Zoned I-2 (Heavy Industrial) as rated by Prince George's County
- Utilities: Office area – Electric, Warehouse - 208Volt, 3 Phase
- Compressors: Building has approximately 11 compressors
- Docks: Seven (7) 8'x10' loading doors with levelers and Two (2) 8'x10' drive-ins. Scored area for Two (2) additional docks along the front of the building
- Ceiling: 16' inside refrigeration
- Drainage: Drains throughout Warehouse except for back area that was once freezer space
- Roof: Rubber Membrane. Three (3) years old
- Parking: Site Plan shows 27 spaces plus overflow parking. Owner operates Thirty (30) plus trucks and vehicles on-site.
- Sprinkler System: Wet system. Serviced annually
- Column Spacing: 34'x32'x36'
- **SALE PRICE: \$2,550,000.00**
- **LEASE RATE: \$9.00 PER SQUARE FOOT NNN**



**NAI Michael**  
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

### Contact Information

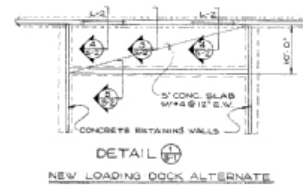
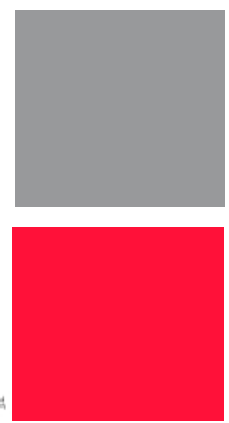
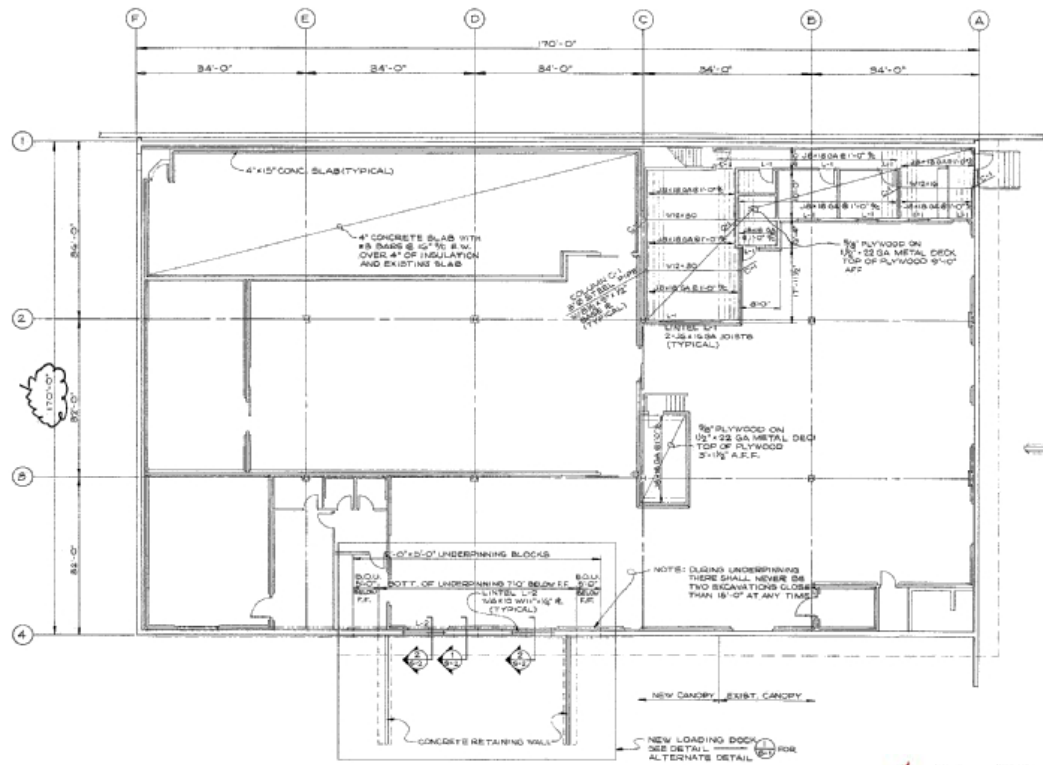
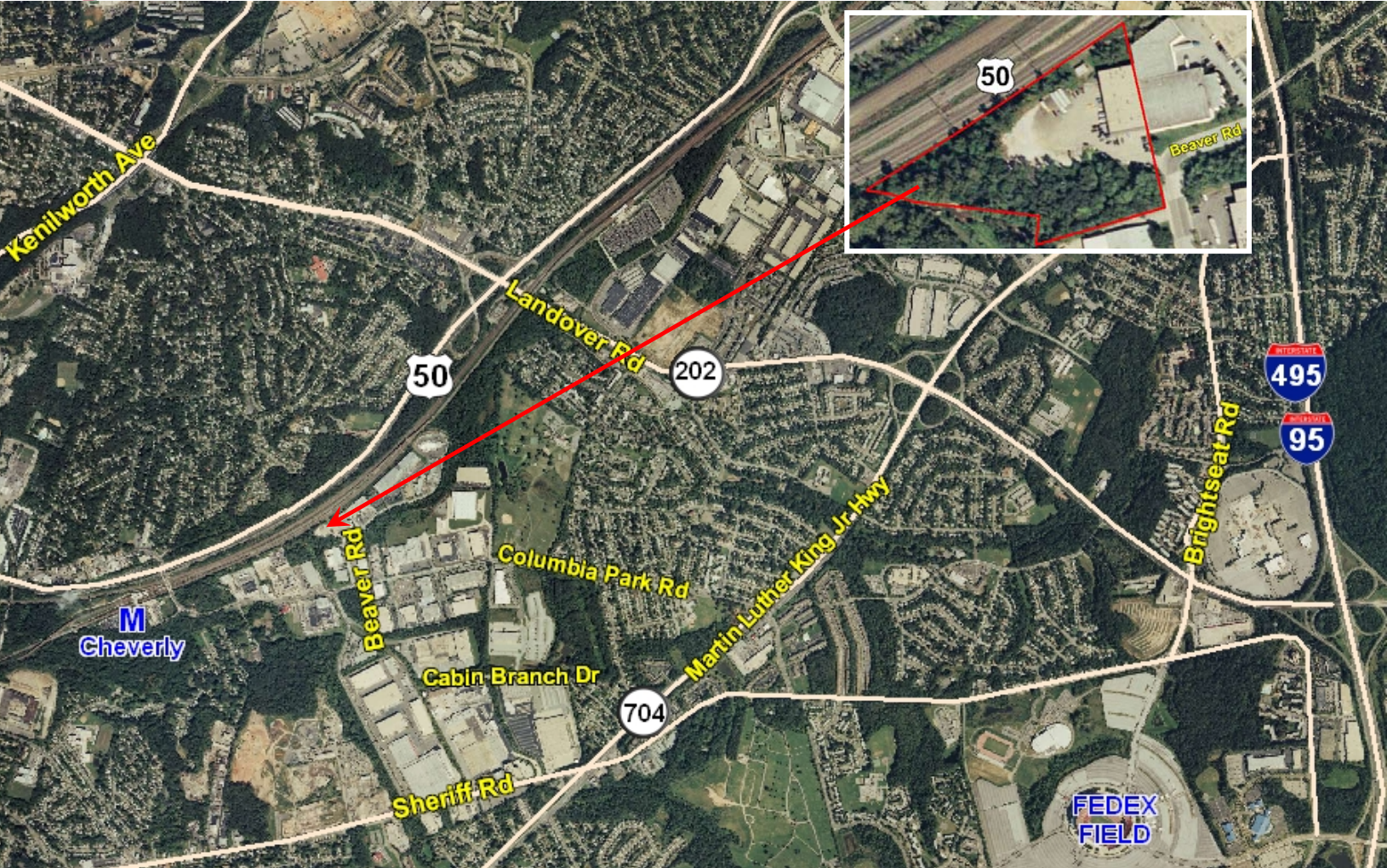
**Kenneth Griffin** – Vice President  
301-918-2934

[kgriffin@naimichael.com](mailto:kgriffin@naimichael.com)  
4640 Forbes Blvd.,  
Suite 300  
Lanham, MD 20706  
[www.naimichael.com](http://www.naimichael.com)  
tel 301-459-4400  
fax 301-459-1533

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# Space for Sale / Lease

# 2020 Beaver Road, Landover, Maryland



**Contact Information**  
**Kenneth Griffin** – Vice President  
 301-918-2934  
[kgriffin@naimichael.com](mailto:kgriffin@naimichael.com)  
 4640 Forbes Blvd.,  
 Suite 300  
 Lanham, MD 20706  
[www.naimichael.com](http://www.naimichael.com)  
 tel 301-459-4400  
 fax 301-459-1533



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.