

For Lease or Sale

4849 Lydell Road, Hyattsville, MD



Building Specifications

PROPERTY DESCRIPTION:

1.13 Acres of Land Improved by a 2-story Steel and Split Face Block Building Containing Approximately 19,200 Square Feet

ZONING:

I-1 (Light Industrial)

AVAILABLE FOR LEASE:

4,800 Square Feet

FIRST FLOOR FEATURES:

Office: Lower Level – 4,800 Square Feet
Mezzanine – 2,400 Square Feet

Warehouse: 7,200 Square Feet

Drive-Ins: Three (3)

Bathrooms: Located in Warehouse & Office Area

Lockers: Locker Room & Showers for both sexes

LOWER LEVEL FEATURES (Units E & F):

Office Area: 3,600 Square Feet

Storage Area: 1,200 Square Feet

CEILING:

18' Clear

UTILITIES:

Public Utilities to the Property

LOWER LEVEL:

Fully Occupied by Two (2) Long-Term Tenants.

Generating \$11,000 per Month (\$13.75 per Square Foot I.G.)

ADDITIONAL GROUND:

Additional 1 Acre of Adjacent Ground Available

IDEAL FOR:

Contractor Services

PROPERTY TAXES:

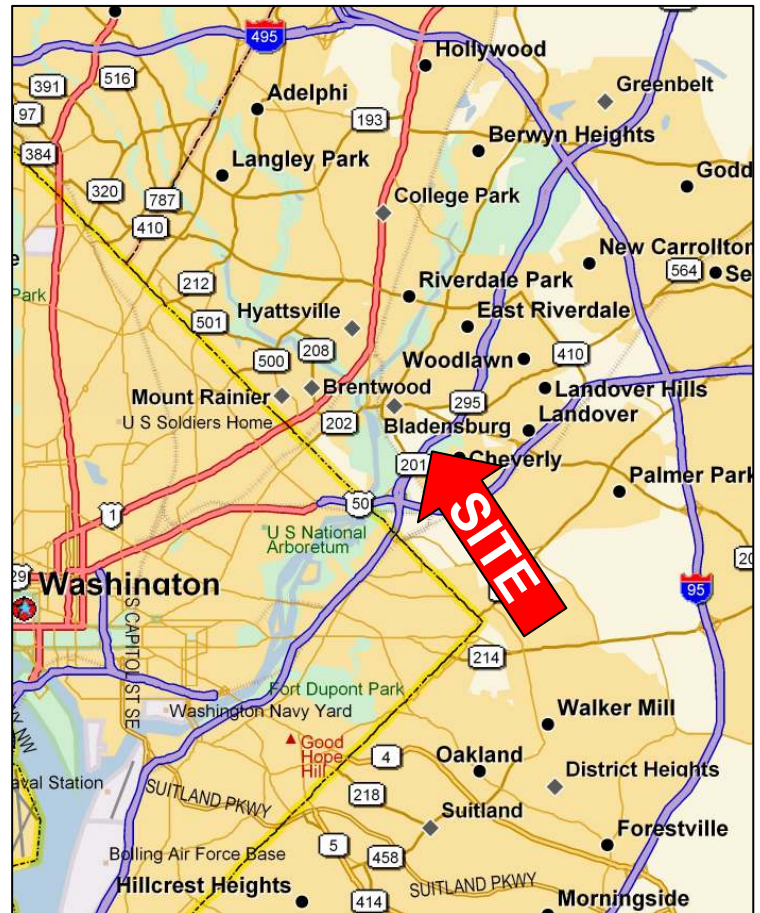
2008/2009 - \$29,122.71

REDUCED TO

ASKING PRICE: ~~\$3,100,000~~ \$2,400,000

LEASE RATE: \$8.00 psf for Warehouse & Storage

\$10.00 psf for Office Area



NAMichael

Commercial Real Estate Services, Worldwide.

Contact Information

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10100 Business Parkway

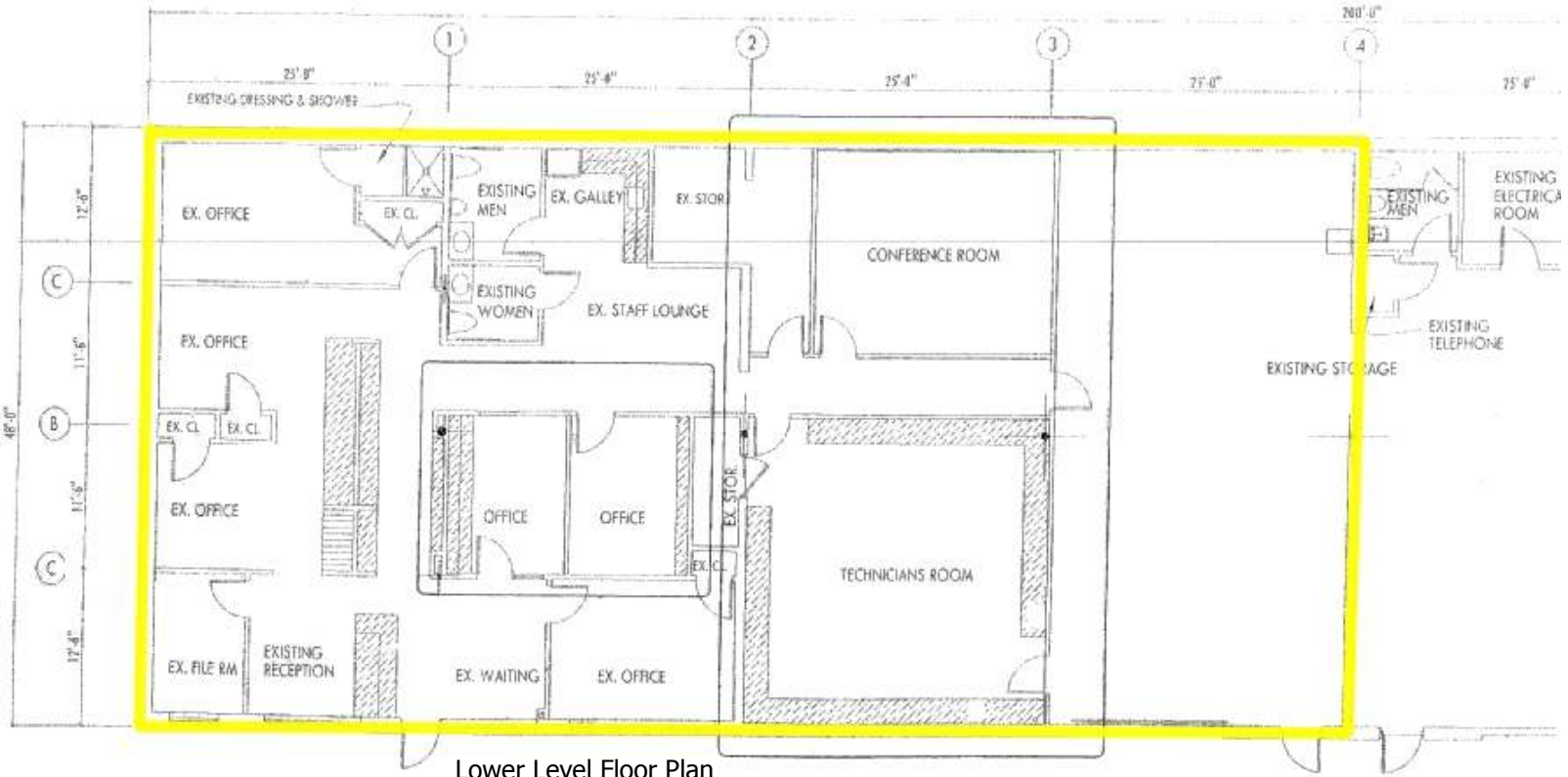
Lanham, MD 20706

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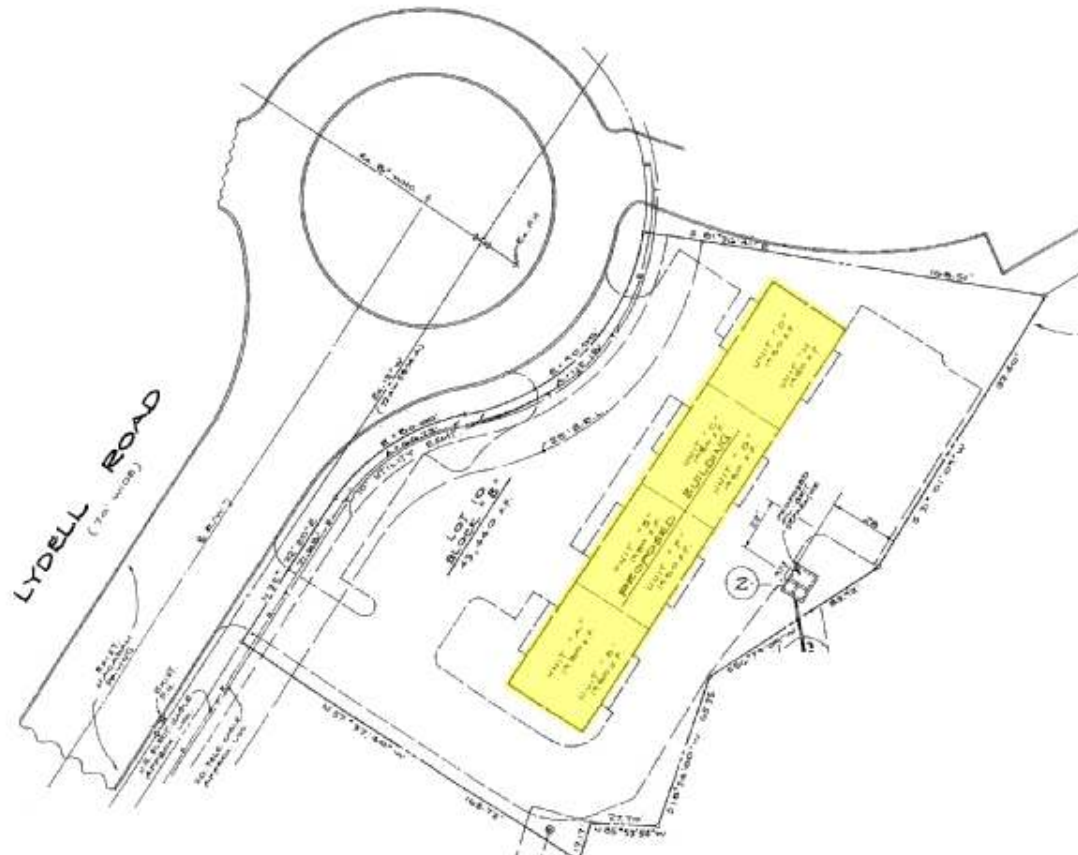
tel 301-459-4400

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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.



Lower Level Floor Plan (Units E & F)



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