

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 – 9,600 Square Feet
Entire 1st Floor (9,600 SF) is setup for a Single Tenant

FIRST FLOOR FEATURES:

Office: 1st Floor – 2,400 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

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:

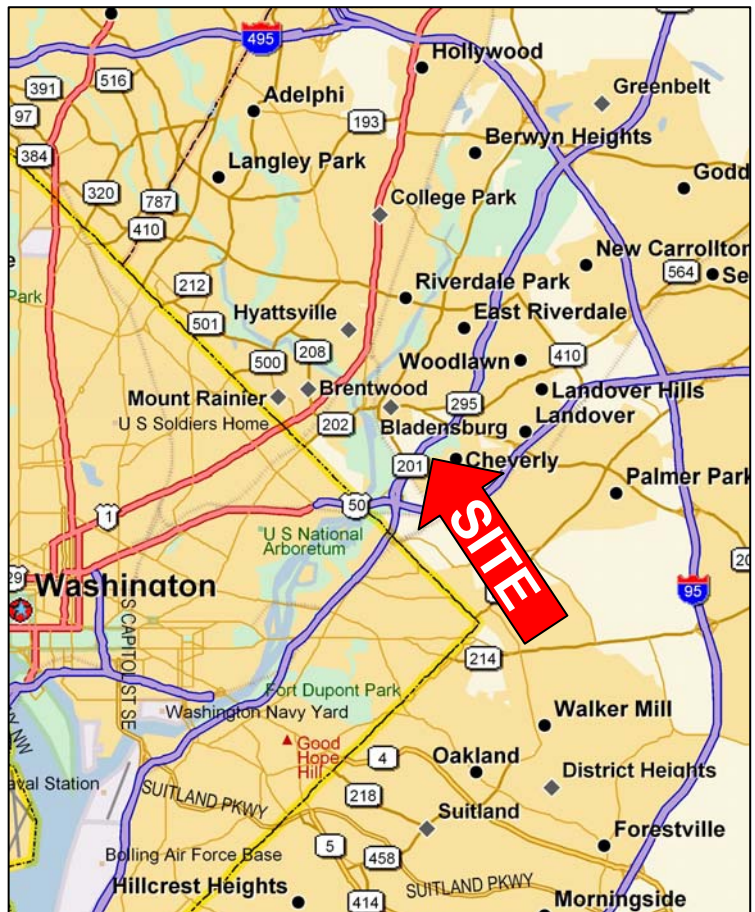
Contractor Services

PROPERTY TAXES:

2008/2009 - \$29,122.71

ASKING PRICE: \$3,100,000

LEASE RATE: \$9.00 per Square Foot NNN



NAI Michael
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

Contact Information

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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.

Entrance



Back of Building



Mezzanine Office 1



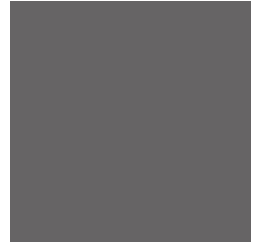
Warehouse



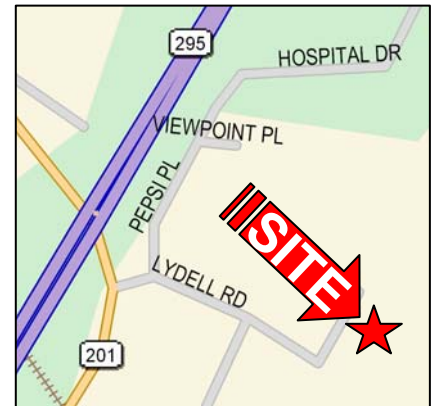
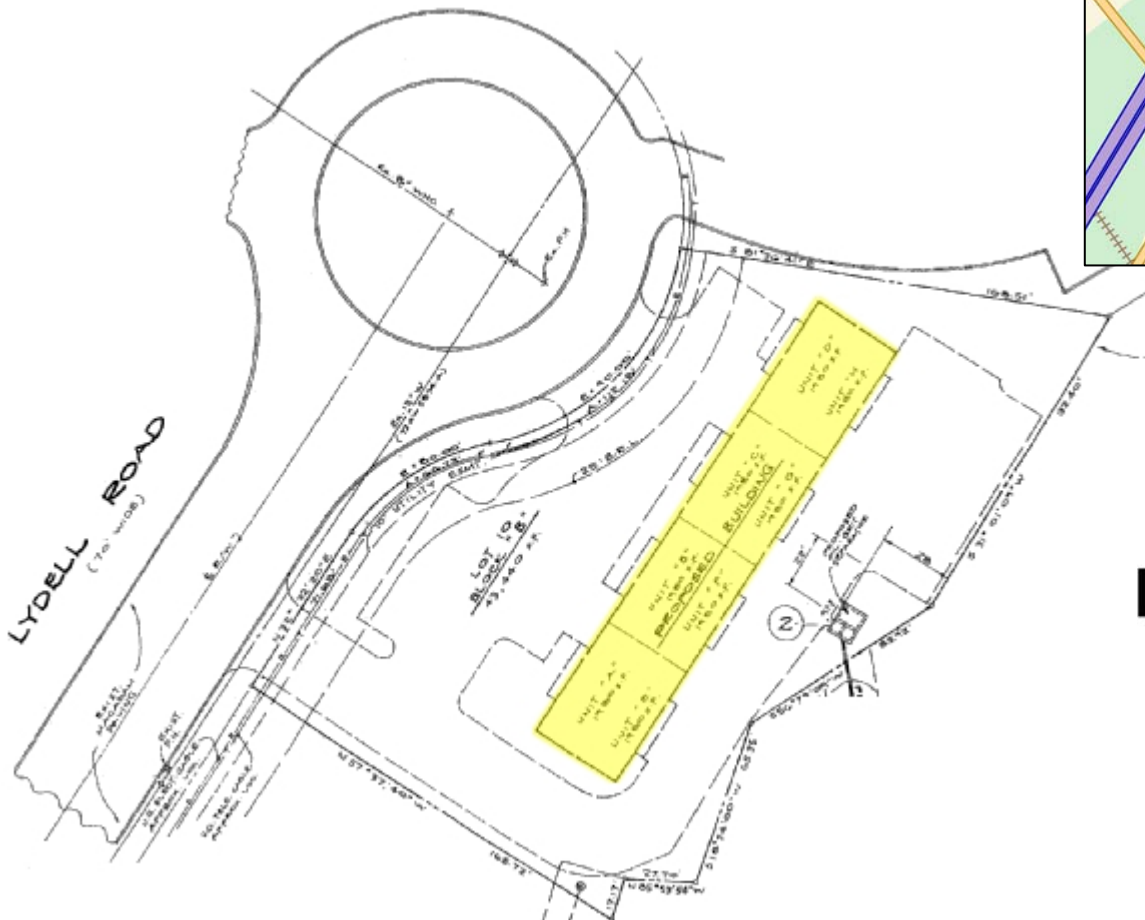
Warehouse Bathrooms & Lockers



Mezzanine Office 2



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