

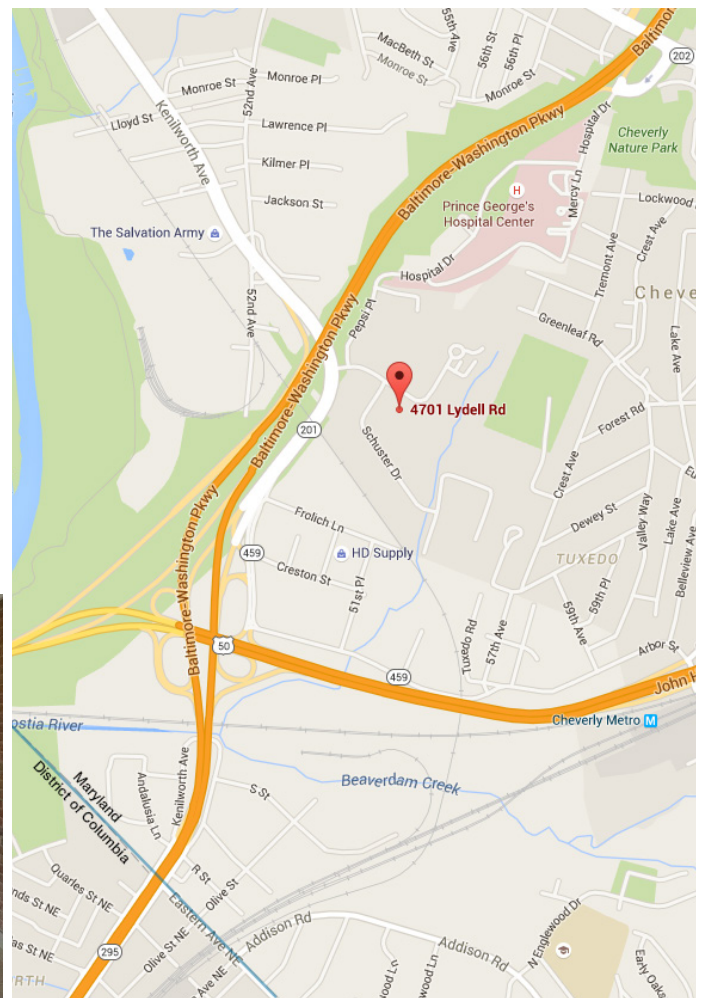


# 4701 Lydell Road

Cheverly, Prince George's County, MD

## Property Features

- Approximately 50,000 sf of office space
- 89,940+/- sf or 2.06 acres of land
- Zoned I-1 (Light Industrial)
- Building consists of brick, block and concrete
- Public water/sewer, electric and natural gas to site
- Excess parking covers the entire site
- Located within 1/4 mile of the Washington, DC line and near the intersection of Rt. 50/Rt. 201 and the B/W Parkway
- Full renovation/upgrades completed in 2013-2014
- **SALE PRICE: \$3,950,000**



For more information: **Andy Mayr, CCIM**  
+1 301 918 2919 • [amayr@naimichael.com](mailto:amayr@naimichael.com)

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. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

10100 Business Parkway  
Lanham, Maryland 20706  
+1 301 459 4400  
[naimichael.com](http://naimichael.com)



For Sale  
4701 Lydell Road  
Cheverly, MD



**NAMichael**

10100 Business Parkway  
Lanham, Maryland 20706  
+1 301 459 4400  
[naimichael.com](http://naimichael.com)