

FOR LEASE

Paulen Industrial Center



5019, 5017 & 5015 Herzel Place

Beltsville, Maryland 20705

Property Description

3 units - contiguous space approx. 10,000 - 33,000 sf

5019 - approx. 10,705 sf

600 sf of office on 1st and 2nd floor

1 dock and 1 drive-in

18' clear height

ample parking

5017 - approx. 11,218 sf

1,000 sf of office on 1st and 2nd floor

2nd story storage platform

18' clear height

1 drive-in

ample parking

5015 - approx. 11,070 sf

765 sf of mezzanine office

4 drive-ins

4 offices

Kitchenette/break area

Central HVAC throughout office and warehouse

18' clear height

16-18 parking spaces (new seal coat and restriping of parking lot)

LEASE RATE (all 3 spaces): \$9.50 psf, NNN

Location Overview

Excellent access to I-95, Capital Beltway (I-495) and the ICC (Rt 200) via Route 1 (Baltimore Avenue), serving both Washington, DC and Baltimore markets.



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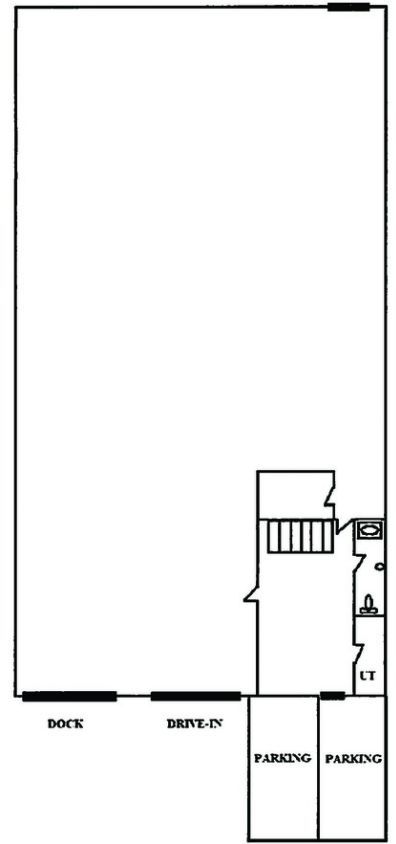
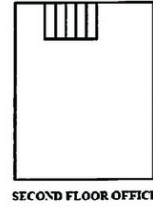


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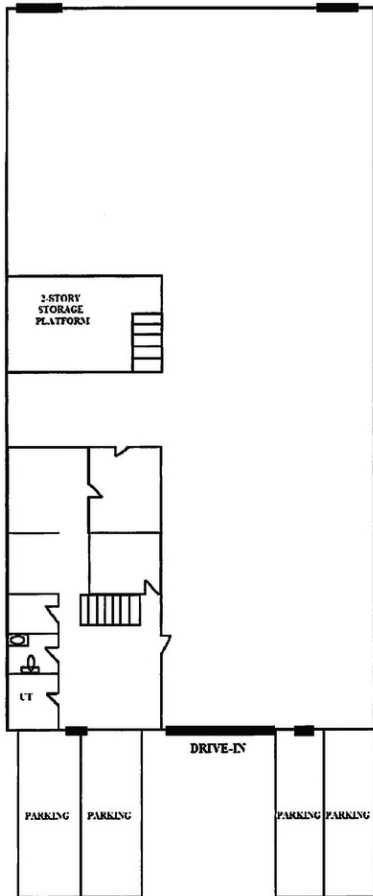
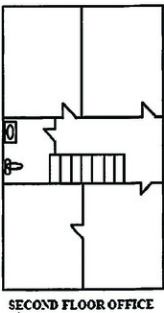
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Industrial Space



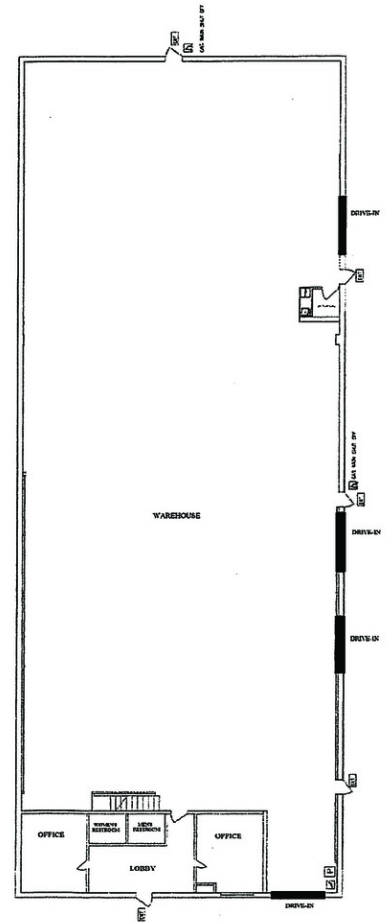
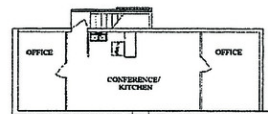
**5019
 Herzel
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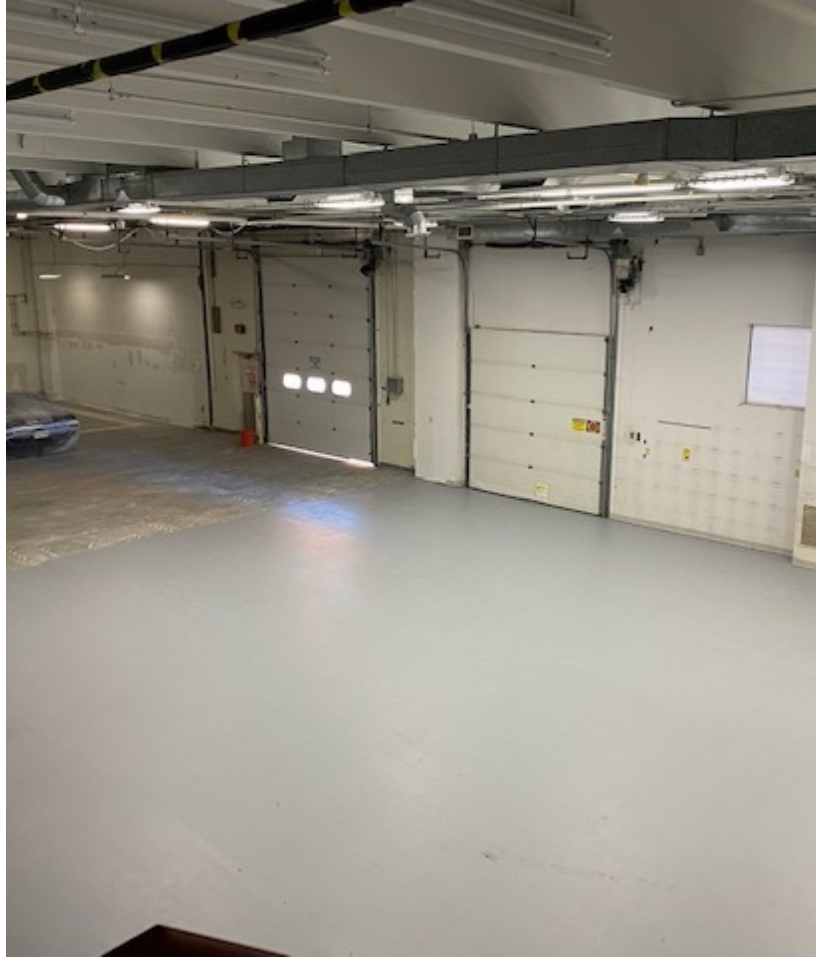
**5017
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**5015
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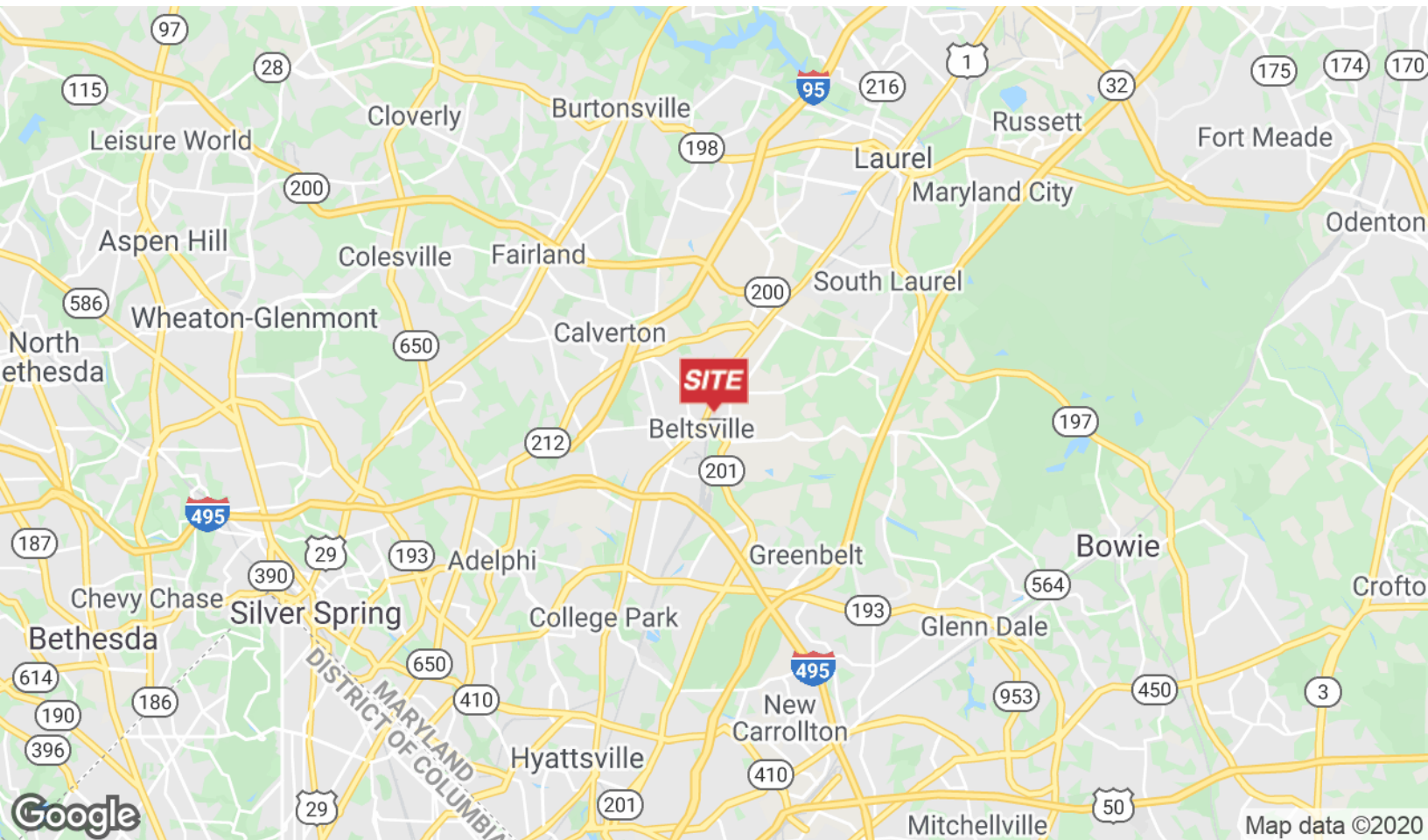


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