

FOR LEASE

**Industrial Warehouse
w/ Office ± 15,950 SF**

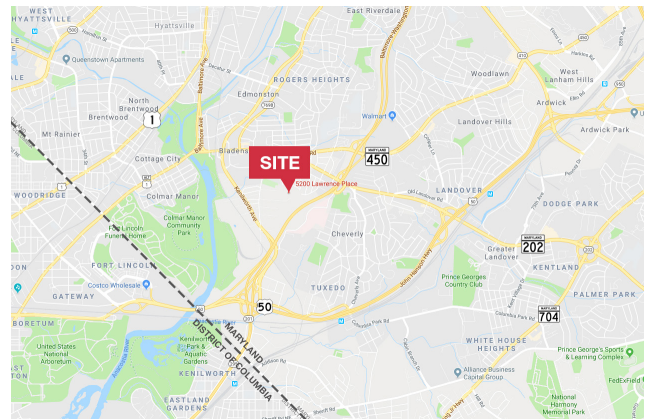


5200 Lawrence Place

Hyattsville, Prince George's County, MD

Property Features

- **15,950 ± SF AVAILABLE TOTAL**
 - 4,150 SF of Air Conditioned Office Space
 - 11,800 SF of Warehouse Space
- Ceiling height - 16 ft. clear
- Lot size - 1 ± Acre
- Two (2) full restrooms
- Four (4) loading docks
- Sprinkler - Wet
- Power: 208-3Phase-800 Amp
- Zoned I-1
- Existing pallet structure available for racking use
- **LEASE RATE: \$13.50/SF Gross (Utilities Included)**



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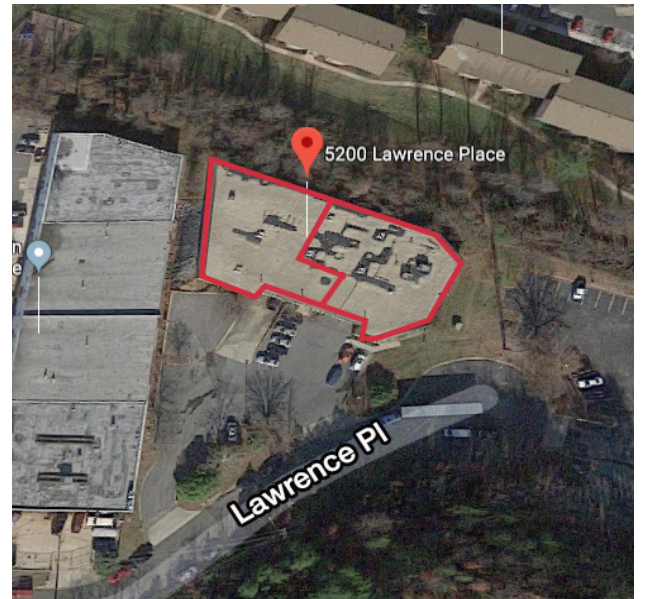
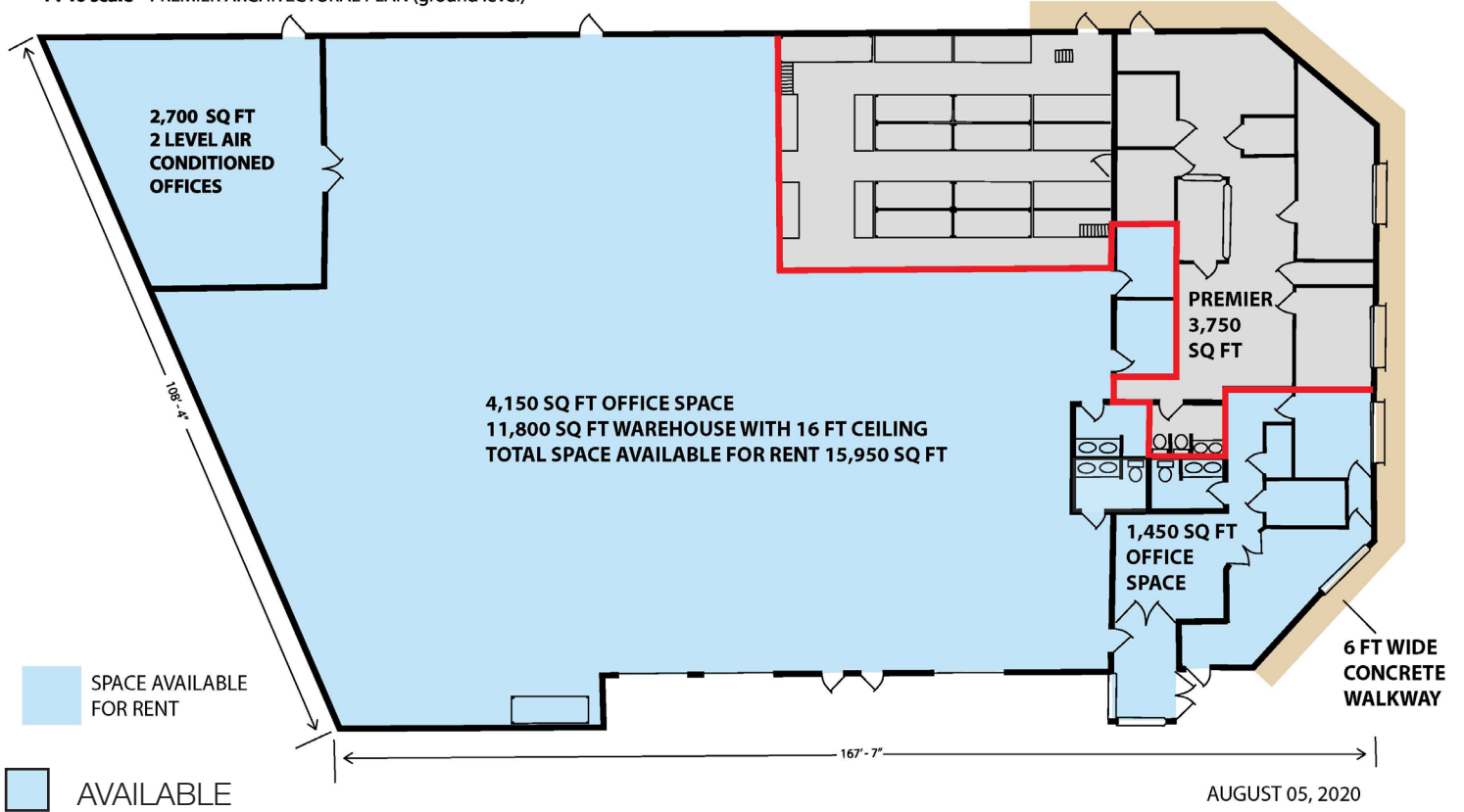
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1 : 40 scale PREMIER ARCHITECTURAL PLAN (ground level)



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