

6501 Yochelson Place Clinton, Maryland 20735

Property Features

- 8,507± SF of warehouse with 2nd level office
- 0.5± acres of fenced outdoor storage
- Zoned C-M (Commercial Miscellaneous)
- Three drive-in doors with a 2nd level dock door
- 18' ceiling height
- Fully fenced and secured facility
- State-of-the-art motion detectors, surveillance cameras, alarm system and bullet-resistant glass entry
- High-efficiency subfloor radiant heating system
- Excellent location just off Branch Avenue (Route 5) and close to the Capital Beltway (I-495/I-95)

Brady Thompson

+1 301 918 2912 • bthompson@naimichael.com



Sale Price: \$1,500,000

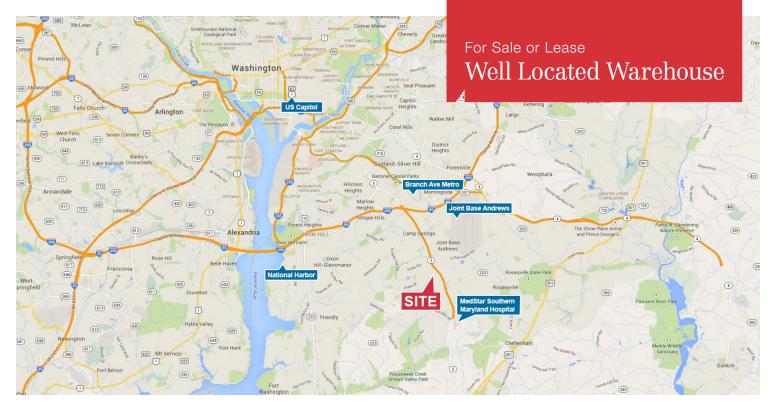
Lease Rate: \$12,000/Month NNN

Peter Burleigh

+1 301 918 2913 • pburleigh@naimichael.com



10100 Business Parkway Lanham, Maryland 20706 +1 301 459 4400 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.