

For Sale or Lease

**Warehouse**  
8,507± SF Available



## 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)



**Sale Price: \$1,500,000**

**Lease Rate: \$12,000/Month NNN**

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**Well Located Warehouse**

