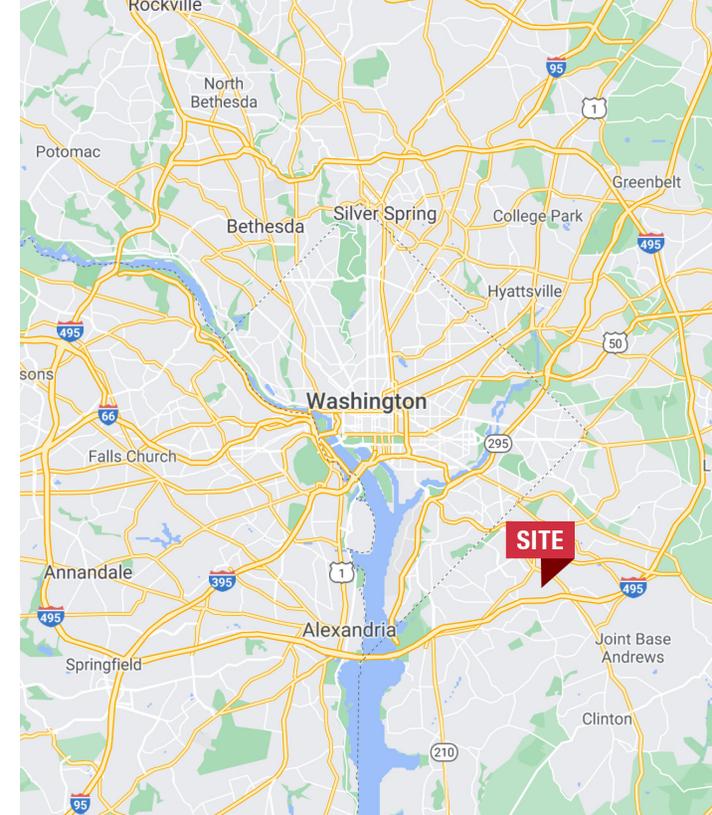


FOR LEASE

New Industrial Q3 2021 Delivery



4990 Beech Place, Temple Hills, Maryland 20748

PROPERTY DESCRIPTION

SPACE AVAILABLE:	164,202 SF	Fire Protection:	ESFR
Building Dimensions:	205' x 788'	Roof:	60 mil TPO
Truck Courts:	130' to 185'	Dock Packages:	To Suit
Clear Height:	32'	Lighting:	To Suit
Parking:	163 car and 30 trailer	Tenancy:	Multi-tenant capable
Column Spacing:	52' x 50'	Zoning:	I-1 (Light Industrial)
Speed Bay Depth:	60'		

LOCATION

- Exceptional location inside the Capital Beltway (I-495/I-95) near Branch Avenue (Route 5)
- Great location to serve downtown Washington DC, northern Virginia, and suburban Maryland
- Three minute drive/1.4 miles to Exit 16 of Capital Beltway (I-95/I-495)



LANCE SCHWARZ, SIOR

+1 301 918 2938 | lschwarz@naimichael.com

PETER BURLEIGH

+1 301 918 2913 | pburleigh@naimichael.com

10100 Business Parkway
Lanham, Maryland 20706

+1 301 459 4400

naimichael.com

FOR LEASE

New Industrial Q3 2021 Delivery



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.

FOR LEASE

New Industrial Q3 2021 Delivery

