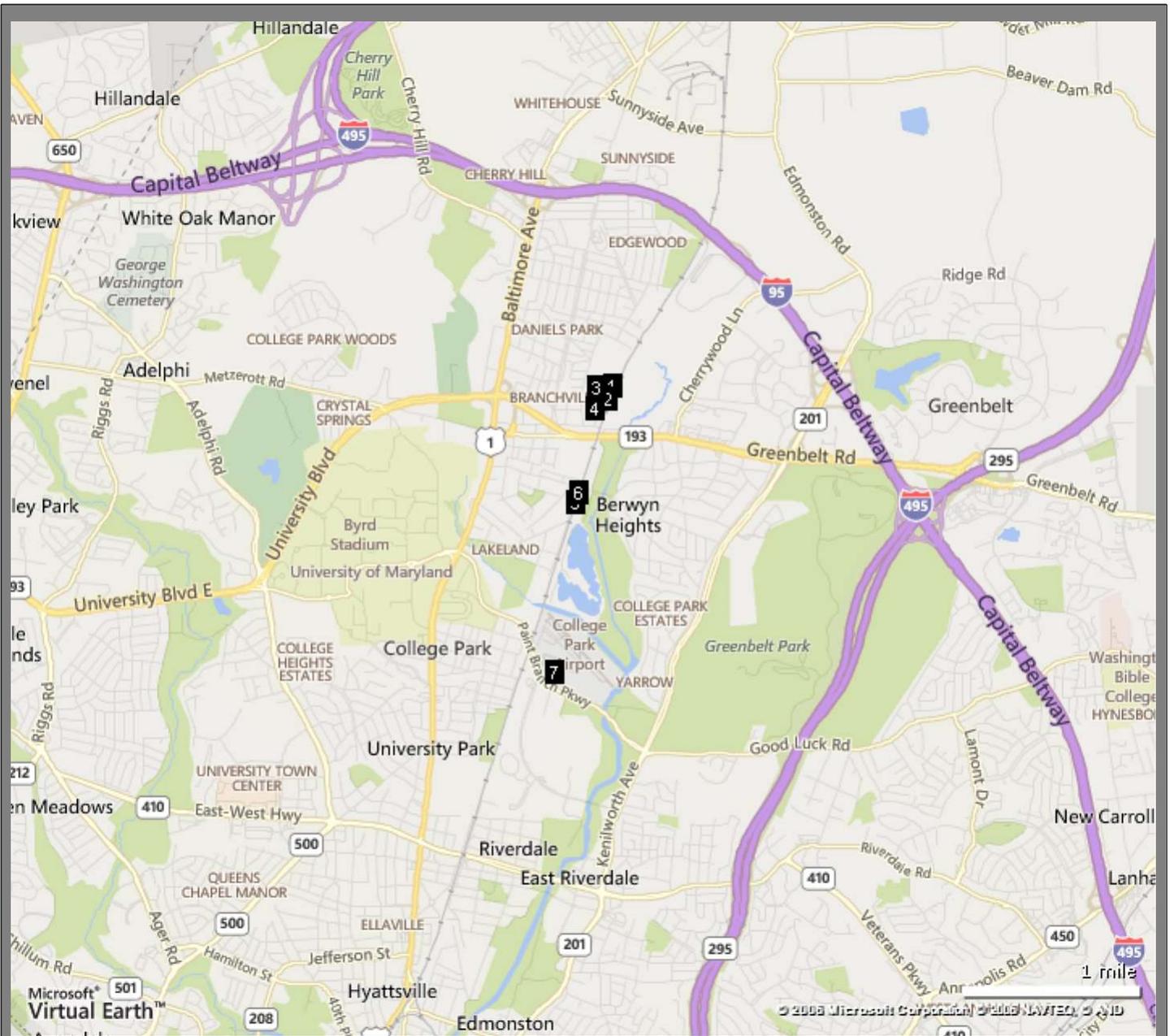

Summary of Industrial Properties in College Park

November 2015



1



9207 51st Ave

Manufacturing

College Park, MD 20740

Prince George's County

Takoma Pk/College Pk Ind Submarket

Sales Company: NAI KLN: Chris B. Kubler (443) 574-1415, Alan M. Coppola (443) 574-1404

Building Type: **Class C Manufacturing**

Status: **Built 1972, Renov 2007**

Building Size: **73,038 SF**

Land Area: -

Stories: **1**

For Sale: **For Sale as part of a portfolio of 3 properties - Active**

Space Avail: **0 SF**

Max Contig: **0 SF**

Smallest Space: -

Rent/SF/mo: **For Sale Only**

% Leased: **100%**

2



9207 51st Ave
Warehouse
College Park, MD 20740
Prince George's County
Takoma Pk/College Pk Ind Submarket

Building Type: **Class C Warehouse**
Status: **Built 1954, Renov 2003**
Building Size: **31,135 SF**
Land Area: -
Stories: **1**
For Sale: **For Sale as part of a portfolio of 3 properties - Active**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/mo: **For Sale Only**
% Leased: **100%**

Sales Company: NAI KLN: Chris B. Kubler (443) 574-1415, Alan M. Coppola (443) 574-1404

3



9215 51st Ave
College Park, MD 20740
Prince George's County
Takoma Pk/College Pk Ind Submarket

Building Type: **Class C Warehouse**
Status: **Built 1988**
Building Size: **36,000 SF**
Land Area: **1.91 AC**
Stories: **1**
Expenses: **2015 Tax @ \$1.15/sf, 2012 Est Tax @ \$1.00/sf; 2010 Ops @ \$1.08/sf, 2008 Est Ops @ \$0.75/sf**
For Sale: **Not For Sale**

Space Avail: **1,500 SF**
Max Contig: **1,500 SF**
Smallest Space: **1,500 SF**
Rent/SF/mo: **Withheld**
% Leased: **95.8%**

4



9104-9124 51st Pl
College Park, MD 20740
Prince George's County
Takoma Pk/College Pk Ind Submarket

Building Type: **Class C Warehouse**
Status: **Built 1982**
Building Size: **17,977 SF**
Land Area: **3.26 AC**
Stories: **1**
Expenses: **2011 Tax @ \$2.81/sf, 2009 Est Tax @ \$0.63/sf; 2009 Est Ops @ \$1.20/sf**
For Sale: **Not For Sale**

Space Avail: **3,000 SF**
Max Contig: **1,500 SF**
Smallest Space: **1,500 SF**
Rent/SF/mo: **\$1.00**
% Leased: **91.7%**

3 building complex, 40,000 sf, 15,000 sf & 3,000 sf with yard.

5



5107 Berwyn Rd
College Park, MD 20740
Prince George's County
Takoma Pk/College Pk Ind Submarket

Building Type: **Class B Warehouse**
Status: **Built 1985**
Building Size: **12,810 SF**
Land Area: **5.44 AC**
Stories: **1**
Expenses: **2011 Tax @ \$6.80/sf**
For Sale: **Not For Sale**

Space Avail: **1,845 SF**
Max Contig: **1,845 SF**
Smallest Space: **1,845 SF**
Rent/SF/mo: **\$1.04**
% Leased: **85.6%**

Convenient to the University of Maryland, Metro bus and rail (College Park Metro Station, I-95 and Capital Beltway (I-495))

6



5111 Berwyn Rd
College Park, MD 20740
Prince George's County
Takoma Pk/College Pk Ind Submarket

Building Type: **Class C Industrial**
Status: **Built 1973**
Building Size: **7,527 SF**
Land Area: **5.44 AC**
Stories: **2**
Expenses: **2011 Tax @ \$11.56/sf**
For Sale: **Not For Sale**

Space Avail: **800 SF**
Max Contig: **800 SF**
Smallest Space: **800 SF**
Rent/SF/mo: **\$1.25**
% Leased: **89.4%**

Convenient to the University of Maryland, Metro bus and rail (College Park Metro Station, I-95 and Capital Beltway (I-495))

7



5016 Lehigh Rd
College Park, MD 20740
Prince George's County
Takoma Pk/College Pk Ind
Submarket

Building Type: **Class B Warehouse**
Status: **Built 1965, Renov 1968**
Building Size: **34,500 SF**
Land Area: **0.90 AC**
Stories: **1**
Expenses: **2012 Tax @ \$0.78/sf; 2012 Ops @ \$1.17/sf**
For Sale: **Not For Sale**

Space Avail: **25,500 SF**
Max Contig: **25,500 SF**
Smallest Space: **3,000 SF**
Rent/SF/mo: **\$0.54-\$1.00**
% Leased: **26.1%**

HUB Zone

Additional 0.5 acre lot available for parking or storage. Fronts the University of Maryland's M-Square Enterprise Campus. Conveniently located adjacent to the Metro Greenline station and MARC Rail, in the Kropps Addition subdivision. Walking distance to bike trails, jogging path, restaurant, tennis courts, skating rink, and the College Park Airport (area's only airport located inside the Washington Beltway). Direct access to the Washington Beltway via Kenilworth Avenue.