



**SALE/LEASE: Warehouse / Office with Route One Exposure
11331 & 11333 Maryland Avenue, Beltsville, Maryland 20705**

- **11331:** 27,540sf +/- overall; 22,540 1st floor warehouse space; additionally 5000sf +/- mezzanine storage area; 820sf +/- office, 2 dock high loading, 2 drive-in loading, will divide.
- **11333:** 32,087sf +/- overall; 21,780sf +/- 1st floor warehouse includes 2300sf +/- office; additionally 8000sf +/- mezzanine warehouse area; plus 2300sf +/- 2nd floor office space with window line, 4 drive in loading, 4 dock high loading with 24' ceilings.
- \$5.50sf (NNN)
- Zoned I-2 (Heavy Industrial)



Hobbs Associates, Inc.
Commercial/Industrial Real Estate

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