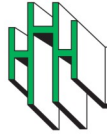


# Warehouse Flex Space ~ For Lease



**Hobbs Associates, Inc.**  
Commercial/Industrial Real Estate

For More Information Call:

**Brian Hobbs**

**BHobbs@TheWarehouseBroker.com**

**301-937-2188**



***5008 Howard Avenue  
Beltsville, MD 20705***

- 4,000 +/- sq. ft. Warehouse includes 600 sq ft office
- One Block West of U S Route One
- Self Contained End Unit (fenced outside storage)
- Zoned – CM (Commercial Miscellaneous)
- Separately Metered Utilities
- E-Z Access to I-95, Capital Beltway & B/W Parkway
- \$4,000.00 per month NNN + utilities
- Two Drive-In Overhead Doors
- Available Immediately

*The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, sale or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.*