



FOR **SALE/LEASE**

# STANDALONE WAREHOUSE WITH YARD

4700 VARNUM STREET | BLADENSBURG, MARYLAND 20710



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 3,961 SF warehouse building (47' x 78')
- Office space with small conference room
- One (1) drive-in: 10' w x 10' h
- Two (2) heaters
- Outdoor storage space for car/fleet parking
- Easy access to Route 1 and Route 450



BUILDING SIZE:	3,961 SF ±
LOT SIZE:	.17 ACRES ±
CLEAR HEIGHT:	11' ±
DRIVE-INS:	1 (10' W x 10' H)
ZONING:	IE (INDUSTRIAL, EMPLOYMENT)
RENTAL RATE:	\$17.00 PSF, NNN
SALE PRICE:	\$1,200,000



GOOGLE STREET VIEW



# ADDITIONAL PHOTOS





# TRADE AREA

## DRIVING DISTANCE TO:

**202** 0.2 MILES  
2 MIN. DRIVE

**1** 1.1 MILES  
3 MIN. DRIVE

**295** 1.8 MILES  
6 MIN. DRIVE

**AMERICA'S AIRFIELD**  
17.0 MILES  
20 MIN. DRIVE

**REAGAN NATIONAL**  
11.9 MILES  
22 MIN. DRIVE

**WASHINGTON, DC** 6.5 MILES  
20 MIN.

**BALTIMORE, MD** 32.5 MILES  
42 MIN.

**RICHMOND, VA** 118.0 MILES  
2 HRS. 0 MIN.

**PHILADELPHIA, PA** 133.0 MILES  
2 HRS. 15 MIN.





# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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