



**BERWYN INDUSTRIAL PROFILE
ON BERWYN ROAD IN
COLLEGE PARK, MARYLAND**

← WASHINGTON DC

FLEX/OFFICE PROPERTY FOR LEASE

5105 - 5127 BERWYN ROAD

COLLEGE PARK, MD 20740

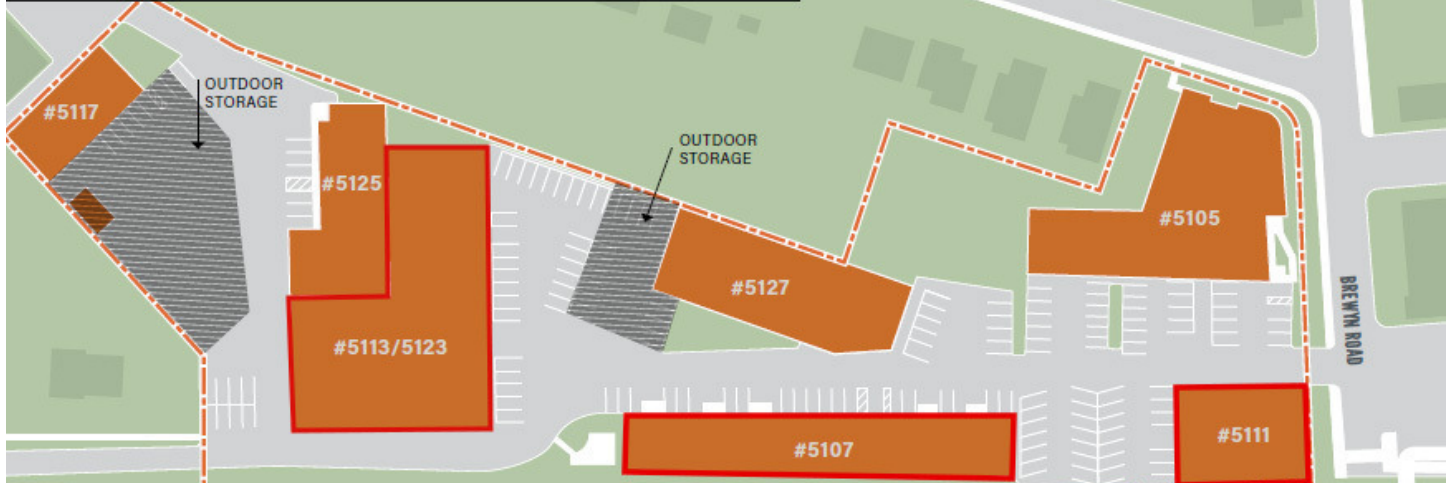


5105 - 5127 BERWYN ROAD



PROPERTY SUMMARY

SPACE	SF	TYPE	TENANT
5107-A	2,415	FLEX	AVAILABLE
5111-108	450	OFFICE	AVAILABLE
5111-200	900	OFFICE	AVAILABLE
5111-204	300	OFFICE	AVAILABLE
5111-208	368	OFFICE	AVAILABLE
5113-5123	8,250	INDUSTRIAL	AVAILABLE 3.1.26



PROPERTY DESCRIPTION

Small office & Industrial suite availability. Located in the under-served Berwyn industrial submarket adjacent to the University of Maryland and major transportation corridors (I-95, I-495, Baltimore-Washington Pkwy)

OFFERING SUMMARY

Lease Rate: Negotiable

PROPERTY HIGHLIGHTS

- Office/Flex space available in the Berwyn Industrial Park
- Directly adjacent to the University of Maryland (~41,000 Students)
- Convenient to I-495/ Capital Beltway & the Greenbelt Metro Station

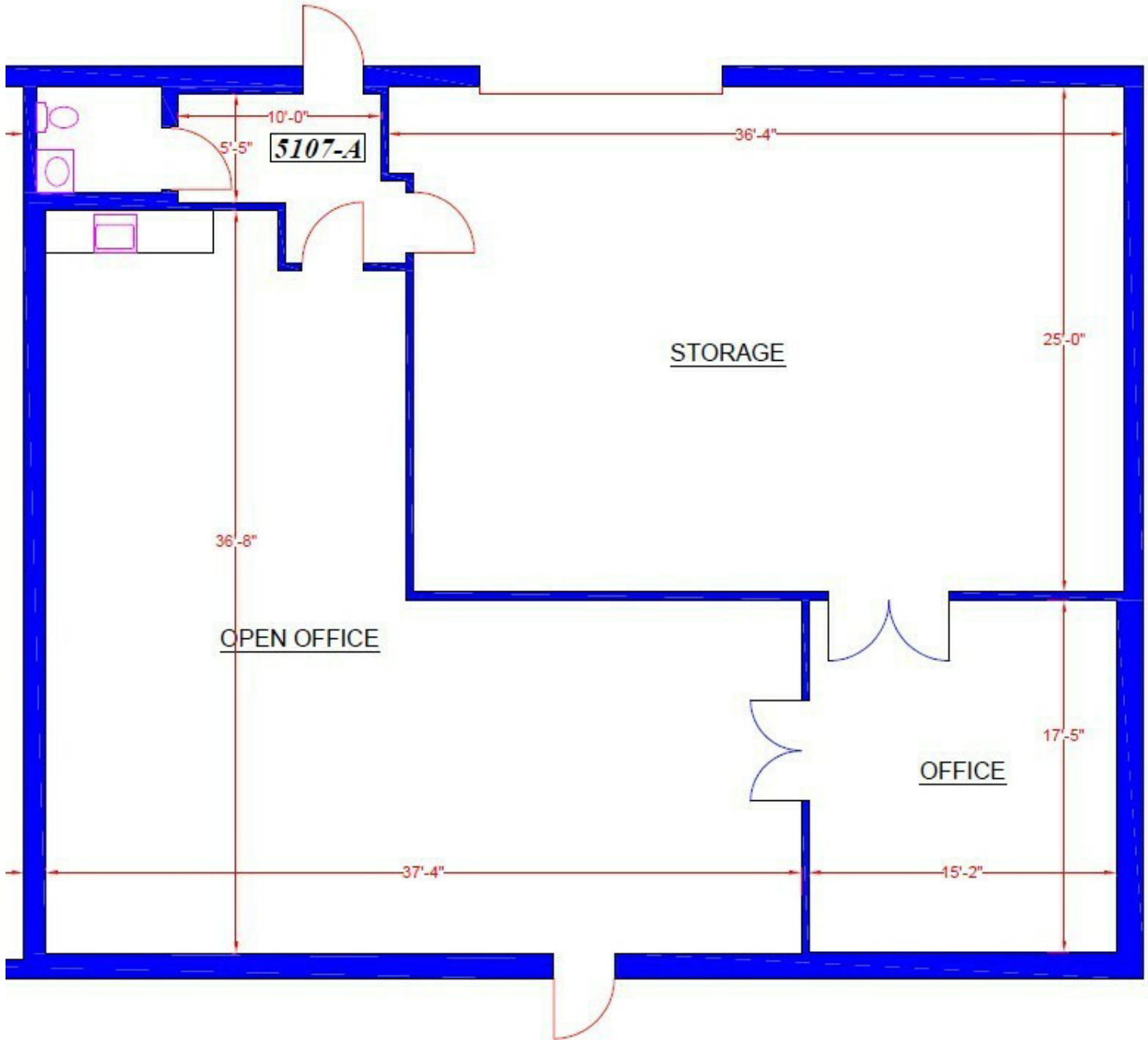
AVAILABILITY

- 5111-108: 450 SF Office
- 5111-200: 900 SF Office
- 5111-204: 300 SF Office
- 5111-208: 368 SF Office
- 5123 - 5113A: 8,250 SF Flex
- 5107A: 2,415 SF Flex

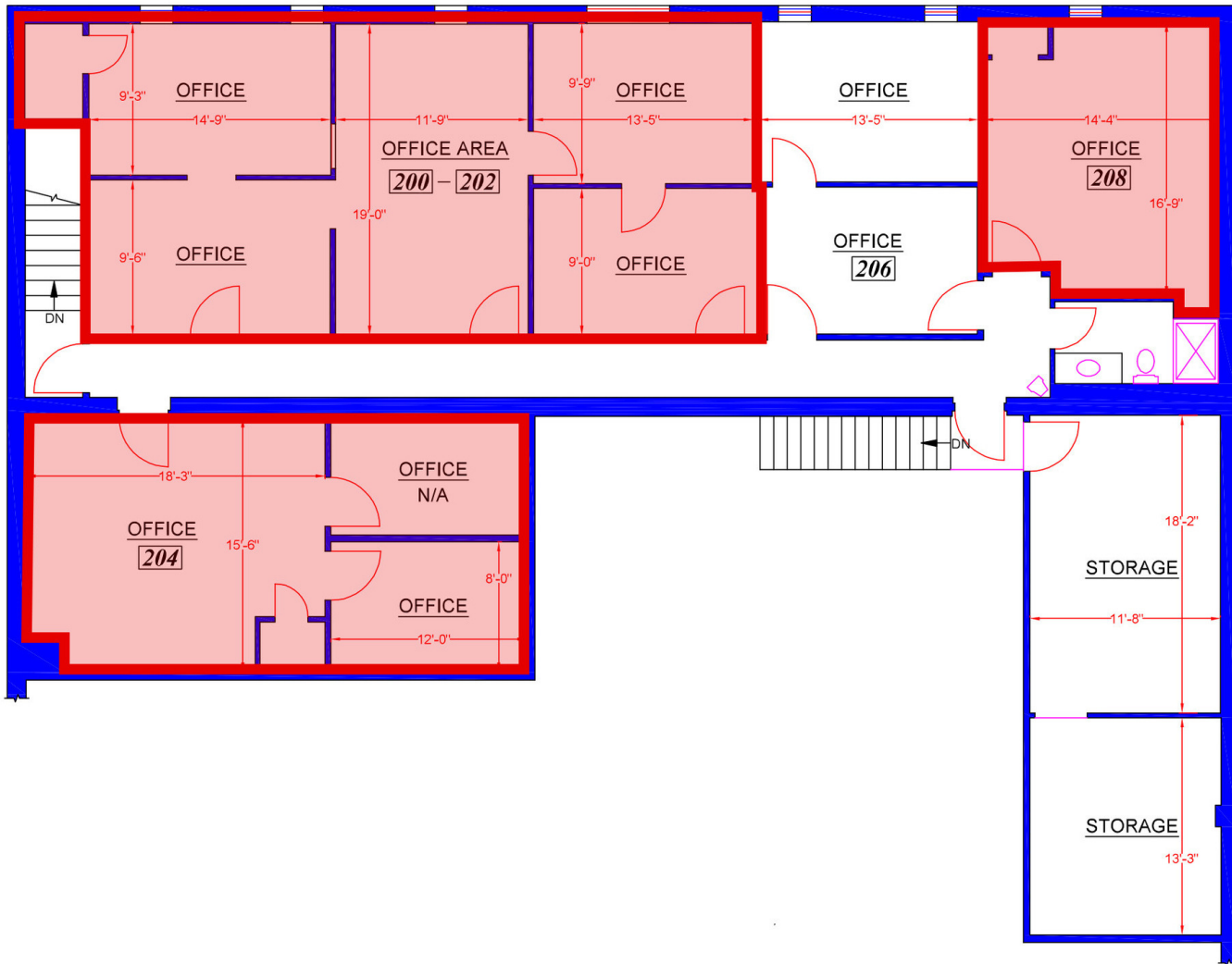
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,880	42,690	127,204
Total Population	17,576	134,567	388,259
Average HH Income	\$98,787	\$109,102	\$109,149

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5107A AVAILABILITY



FLOOR PLAN

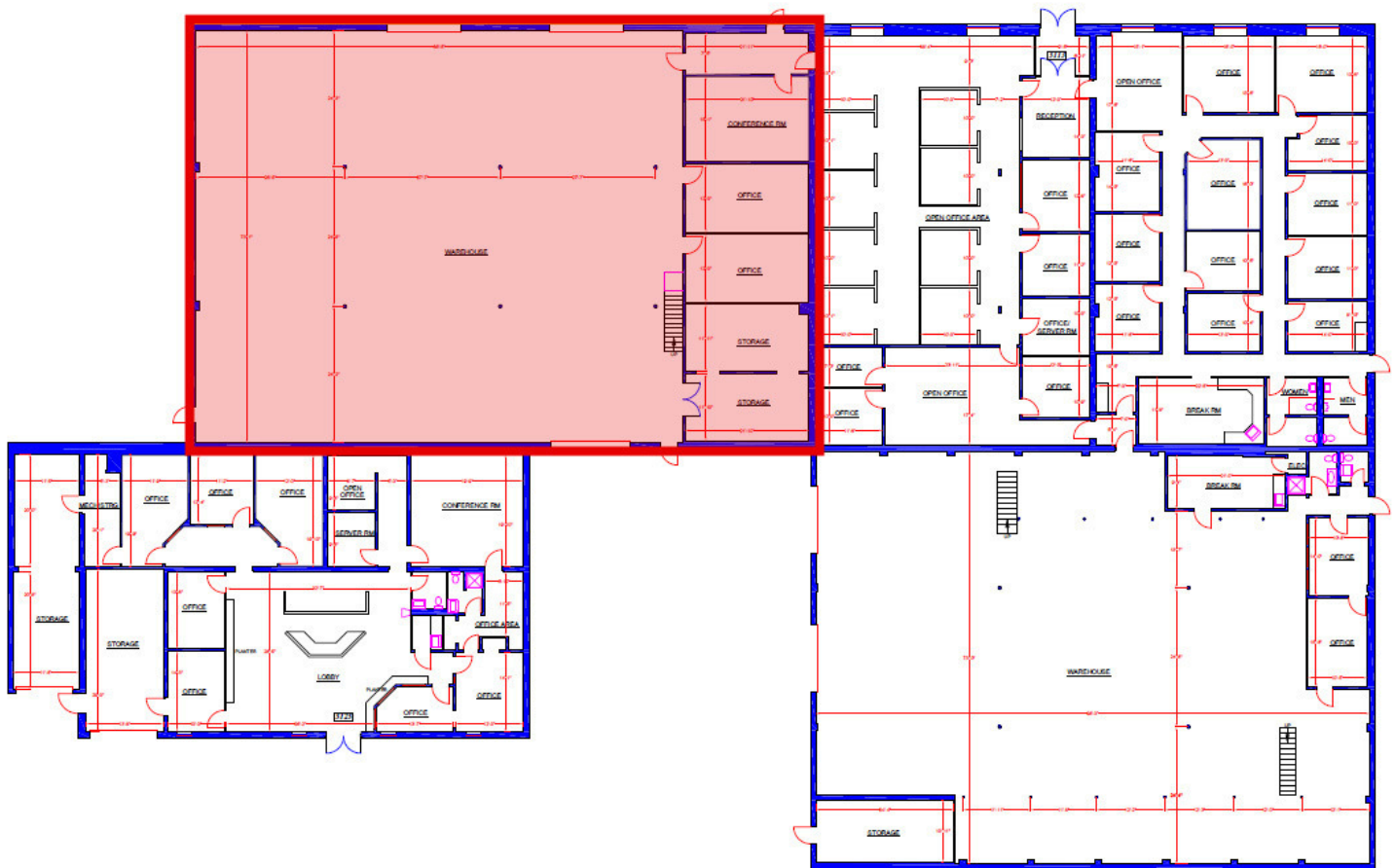


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5113-A | 8,250 SF

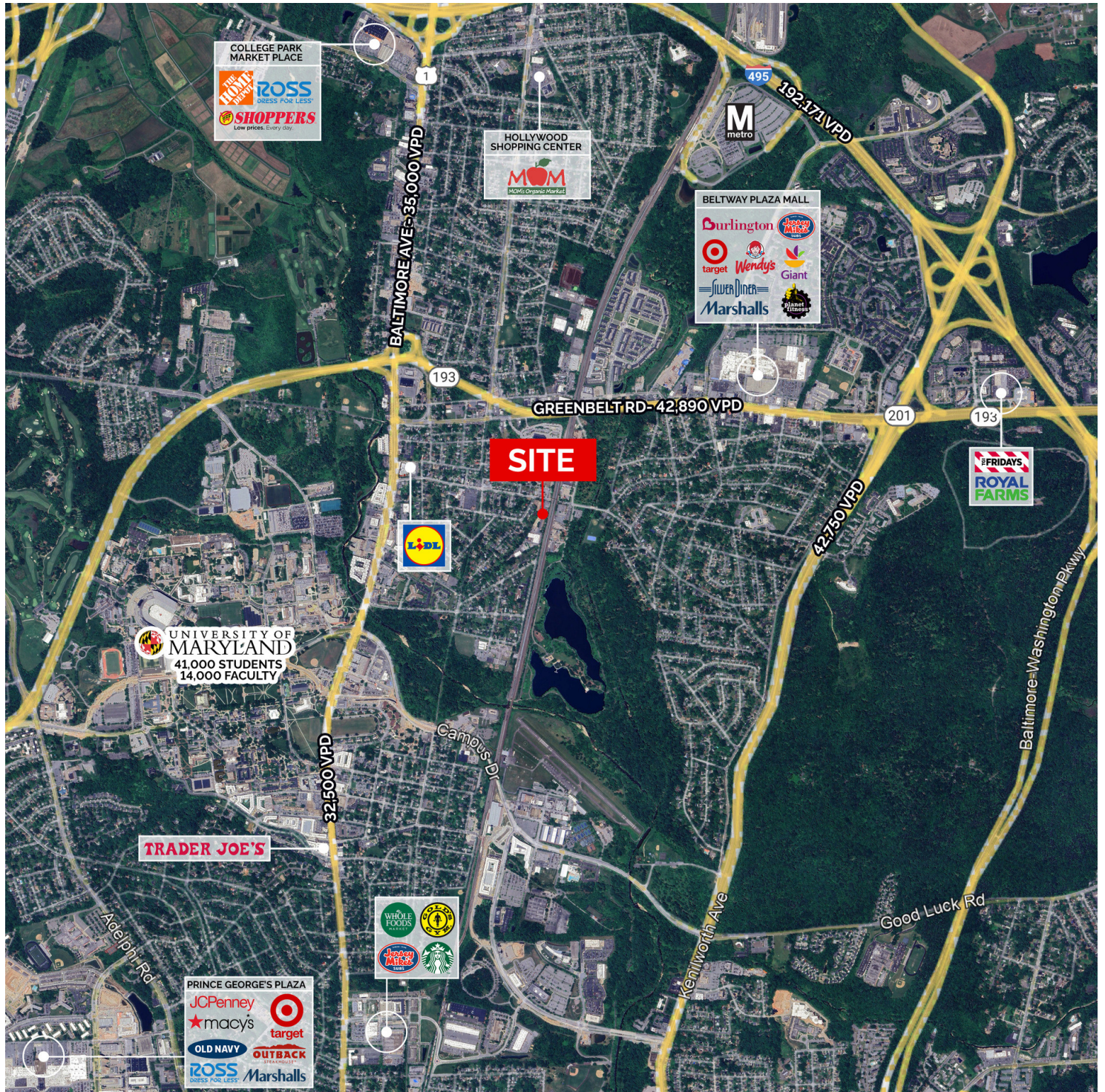


BERWYN RD



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RETAILER MAP

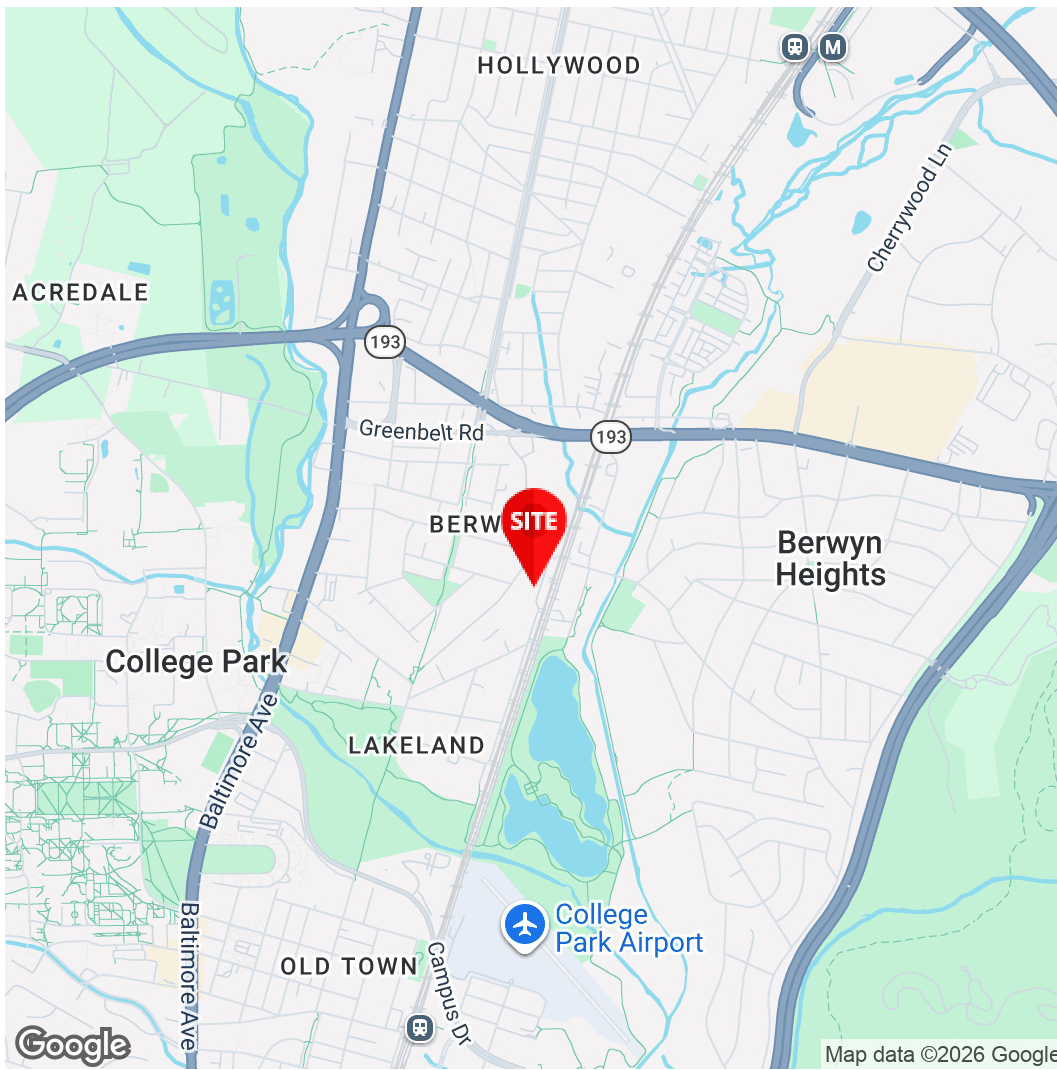


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ADDITIONAL PHOTOS





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