



## 5010 Creston Street

- 15,428± SF warehouse
- Three oversized drive-in doors
- 24' clear ceiling height
- 2,700± SF of existing office space
- Located on fenced, paved, secured lot totaling 23,086± SF of land
- **Lease rate: \$8.95/SF, NNN**



## 2401 51st Place

- 0.71± acres (31,079± SF)
- Fenced storage yard
- **Lease rate: \$5,100/month, NNN**

**PROPERTIES MAY BE  
LEASED TOGETHER**



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# Tuxedo Industrial Park



## Closest Industrial Park to Washington DC

- Heavy industrial park ideally located to serve Maryland, District of Columbia, and Northern Virginia
- Rare I-2 (Heavy Industrial) zoning
- Ideal for serving the District of Columbia, suburban Maryland, and Northern Virginia
- Excellent access to the Route 50 (New York Avenue), the Baltimore-Washington Parkway, the Capital Beltway (I-495), and Metro stations

