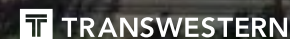


FOR SALE

VALUE-ADD INDUSTRIAL OR MULTI-FAMILY DEVELOPMENT OPPORTUNITY

4505, 4509-11
RHODE ISLAND AVE



2.69 ACRES

LAST MILE LOCATION

Gerry Trainor
202.415.9980
gerry.trainor@transwestern.com

Jim Cardellicchio
202.775.7094
jim.cardellicchio@transwestern.com

Executive Overview

Offering

Transwestern's Mid-Atlantic Capital Markets Group is pleased to present the value-add opportunity to acquire 4505, 4509-4511 Rhode Island Ave (the "Property"), a 42,010 sf warehouse/IOS on 2.69 acres. This opportunity has optionality by continuing to operate it as industrial/IOS or to redevelop it as multifamily. The Property is currently leased to three tenants on a month-to-month basis at substantially below market rents.

- Under the warehouse/IOS scenario, the opportunity is to substantially renovate the Property and release it long-term at market rental rates.
- If redeveloping the Property to residential, there is an opportunity to build a mid-rise structure with up to 298 units.

Property At-A-Glance



2.69 Acres; corner lot



42,010 SF of Warehouse Space



Month-to-Month Leases
(Below Market)



Direct Frontage on Rhode Island Avenue:

- 21,354 vehicles per day
- 500 LF of Frontage



Located in Opportunity and Enterprise Zone

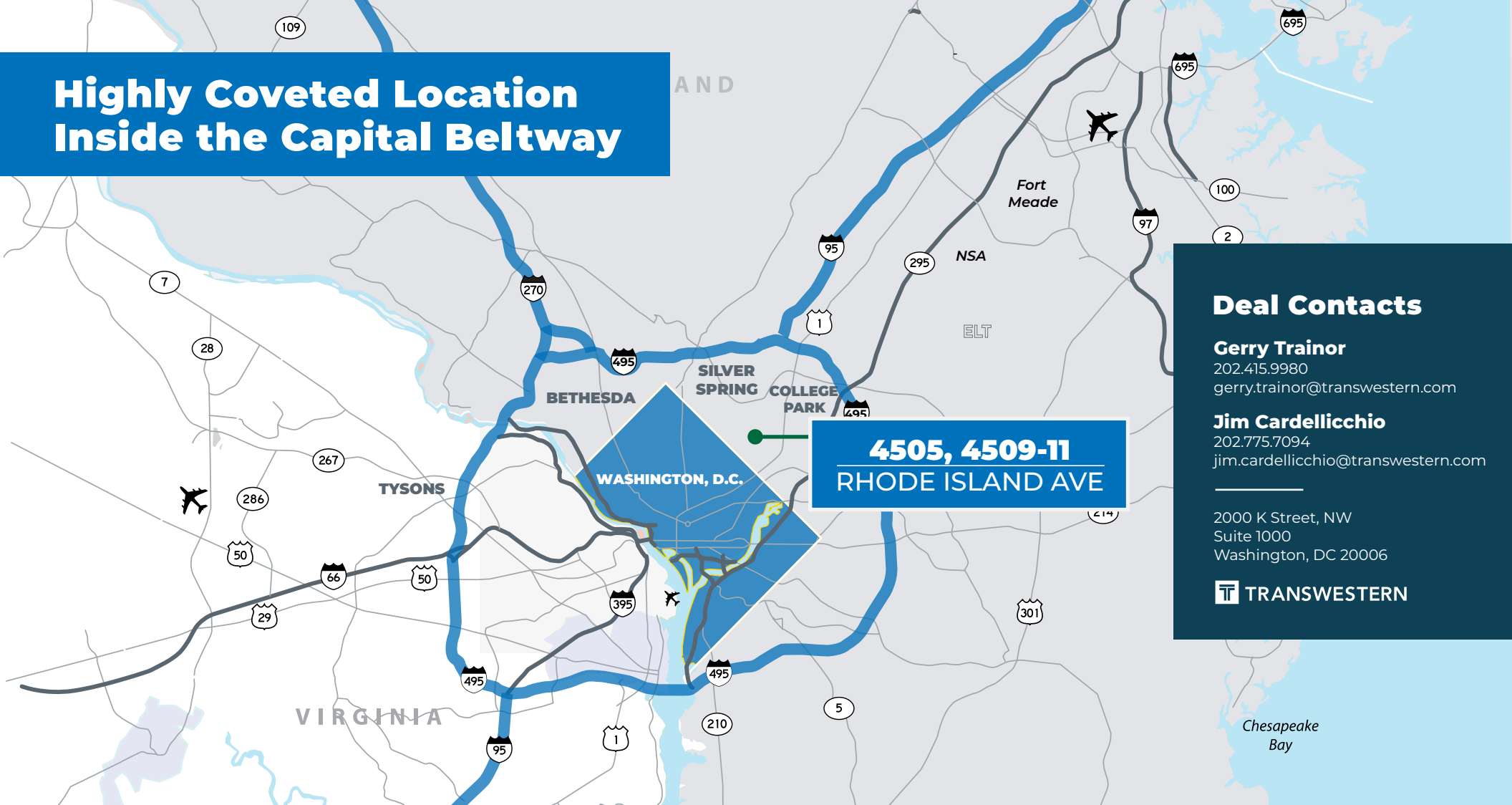
Industrial/IOS Value Add Opportunity

- Current Leases are month-to-month and substantially below market
- Highly desirable last-mile location
- Renovate 42,000 SF warehouse and repave parking lot to drive value
- Mark-to-market rent opportunity
- Long-term covered land play
- Capitalize on underutilized IOS space

Multifamily Redevelopment Opportunity

- NAC zoning permits residential by right
- Build up to 298 units
- County in favor of mixed-use development
- 5.0% direct vacancy rate within competitive set
- Served by public transportation

Highly Coveted Location Inside the Capital Beltway



Deal Contacts

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2000 K Street, NW
Suite 1000
Washington, DC 20006



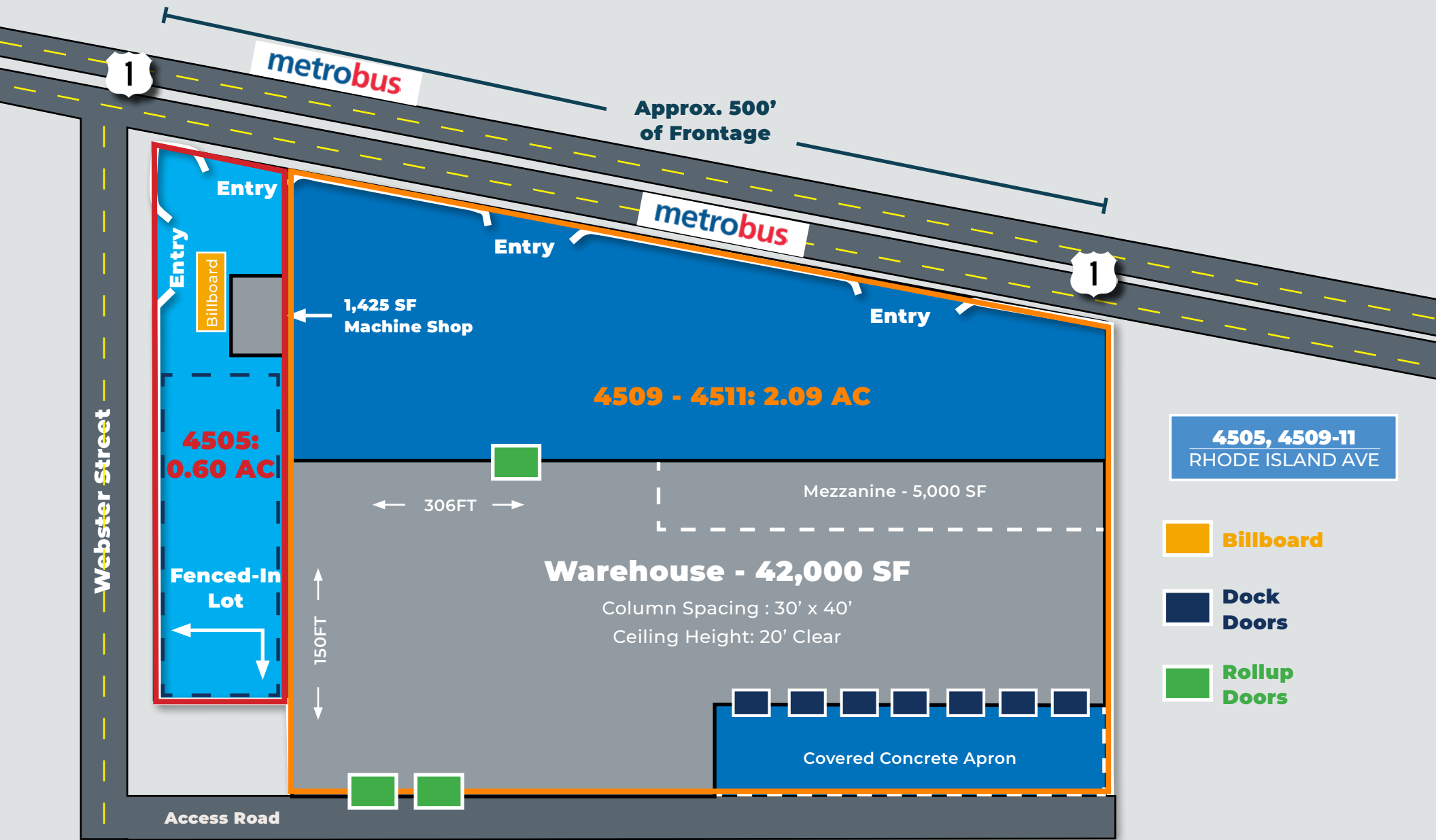
Unparalleled Access to Densely Populated, High Income Marketplace

Within a 45-minute drive, the location provides the ability to serve over 4.4M people with an average household income of \$159,891 (over 50% higher than the national average).

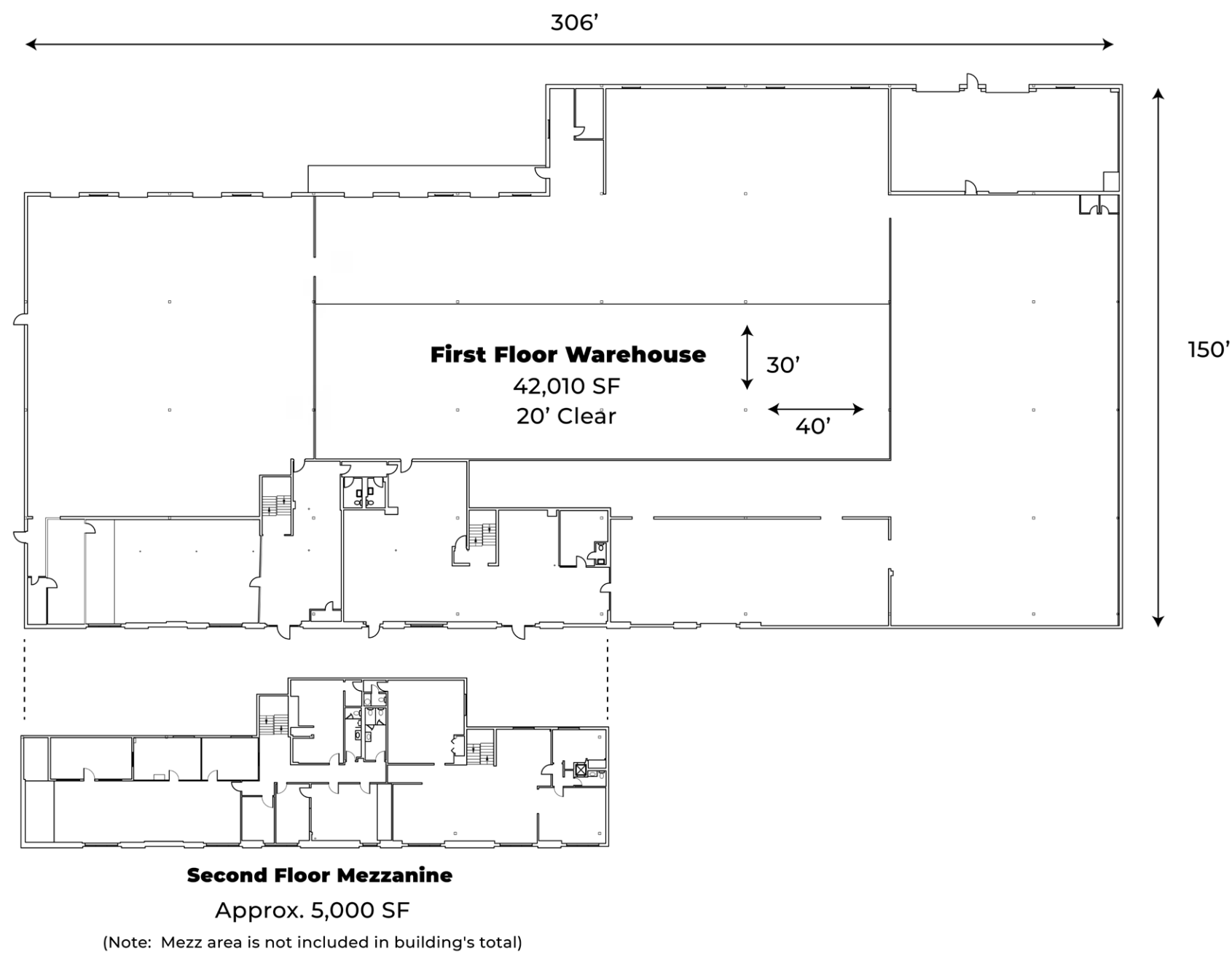
Land-Constrained Market

- Diminishing Industrial supply - competing IOS and Industrial sites being converted to higher and better uses
 - 5.6% direct vacancy rate for suburban Maryland Industrial Market as of Q4 2024
- Established Multifamily location
 - 5.0% direct vacancy rate for competitive set

Sitemap



Floor Plans



CO-BROKER CONFIDENTIALITY AGREEMENT

**RE: Industrial Value-Add or Multi-Family Development
4505 & 4509-4511 Rhode Island Ave
Brentwood, Maryland (the "Property")**

Dear Broker:

The undersigned hereby acknowledges that it has been advised that Transwestern, (including all affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as "Agent") has been retained by the owner of the above referenced Property (the "Owner") as the Owner's exclusive agent with respect to the sale of said Property. Owner has indicated that all inquiries and communications with respect to the Property be directed to Agent. All fees due Agent in connection with the financing, recapitalization and/or sale of the Property shall be paid by Owner. The principal listed below ("Principal") and the broker listed below ("Co-Broker") hereby acknowledge that the Principal has retained and authorized the Co-Broker listed to assist in Principal's evaluation of the offering; that the Co-Broker is acting solely for Principal and not for any other person or entity. Furthermore; that the Principal has agreed to provide any and all fees or other compensation due the Co-Broker in connection with its activities with respect to the Property; that neither the Co-Broker nor Principal will under any circumstances whatsoever, make any claim against Owner or Agent for any fees or other compensation or for any loss, damage, or expense suffered or incurred in connection with its activities with respect to the Property. Co-broker acknowledges that it has not been authorized by Owner or Agent to solicit interest in, or in any way to market, the Property.

Agent has available for review certain information (the "Evaluation Material") concerning the Property. On behalf of Owner, Agent may make the Evaluation Material available to the Principal and Co-broker upon execution of this Confidentiality Agreement. The Evaluation Material is intended solely for the purpose of assisting the Principal in its evaluation of the Property. This is neither an agreement to undertake an investment in and/or financing of the Property nor a solicitation of an offer for such investment and/or financing. No agreement binding upon the Owner shall be deemed to exist, at law or equity, until the Owner enters into appropriately approved formal binding commitments with respect to any investment in and/or financing of the Property.

The Evaluation Material contains brief, selected information pertaining to the business and affairs of the Property. The Evaluation Material has been prepared by Agent and has been reviewed by Owner. It does not purport to be an all-inclusive, nor necessarily accurate, summary of the Property, nor does it contain all the information which a prospective investor or financing source may desire. Neither Agent nor Owner makes any representation or warranty, expressed or implied, as to the condition of the Property or to the accuracy or completeness of the Evaluation Material and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Agreement, you agree that the Evaluation Material is confidential, that you will hold and treat it in the strictest of confidence. You further agree that you will not disclose or permit anyone else to disclose the Evaluation Material to any person, firm or entity without prior written authorization of the Agent and/or Owner; including, without limitation, investors, lenders, financing sources, and financial intermediaries; except that the information may be disclosed to the partners, officers, employees, legal counsel, and accounting advisors of the Principal for the purposes of its limited internal use and evaluation, or pursuant to a court order. You also pledge that the Evaluation Material will not be retained by Principal or Co-Broker or by the persons described above, after the use thereof is no longer required, and any and all written materials will be either destroyed or returned to Agent. You also acknowledge that the consent of Agent and Owner to the provision of the Evaluation Material to you has been induced and relied upon by the undertakings, representations, and warranties set forth in this agreement. Owner expressly reserves the right, at its sole discretion, to reject any and all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. In the event that the Principal determines that it does not have an interest in pursuing discussions with respect to the Property, or, at the request of Owner or Agent, you hereby agree to promptly return all copies of the Evaluation Material to Agent.

Co-Broker Confidentiality Agreement

Industrial Value-Add or Multi-Family Development
4505 & 4509-4511 Rhode Island Ave
Brentwood, Maryland (the "Property")

If you are in agreement with the foregoing, please sign this Agreement and return it to **Rowan Miller (Email: rowan.miller@transwestern.com)**. Accepted and Agreed To This _____ Day of _____, ____.

Accepted and Agreed:

Principal

Signature: _____

Date: _____

Name: _____

Title: _____

Company: _____

Address: _____

Telephone: _____

Email: _____

Co-Broker

Signature: _____

Date: _____

Name: _____

Title: _____

Company: _____

Address: _____

Telephone: _____

Email: _____