

For Sale | Service-Oriented Flex Building on 1.5 Acres

100% LEASED | MARK-TO-MARKET UPSIDE | CS ZONING



4719 Addison Road
Capitol Heights, MD 20743

INVESTMENT HIGHLIGHTS

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- **100% Leased Two-Tenant Flex / Industrial Asset** - ±19,972 SF building fully occupied by AG Funeral Services and A&M Services with stable in-place income.
- **Functional Industrial Layout** 18' - clear ceiling heights, 2 loading docks, large open bays suitable for automotive, contractor, or service-industrial users.
- **Large ±1.5 Acre Site** - Generous lot size with on-site parking and maneuvering space; CS zoning supports a wide range of commercial and light-industrial uses.
- **Below-Market Rents / Mark-to-Market Upside** - Existing leases offer upside potential at renewal through rent increases and clean-up of operating expenses.
- **Accessible Prince George's County Location** - Quick access to Eastern Ave, Sheriff Rd, I-295, and the DC border, serving both urban and suburban customer bases.
- **Low-Intensity Management** - Long-term tenants and simple building systems make this an easy-to-own cash-flowing asset.



**100% Occupied
Stable Income**



**Commercial &
Industrial
Uses Allowed**

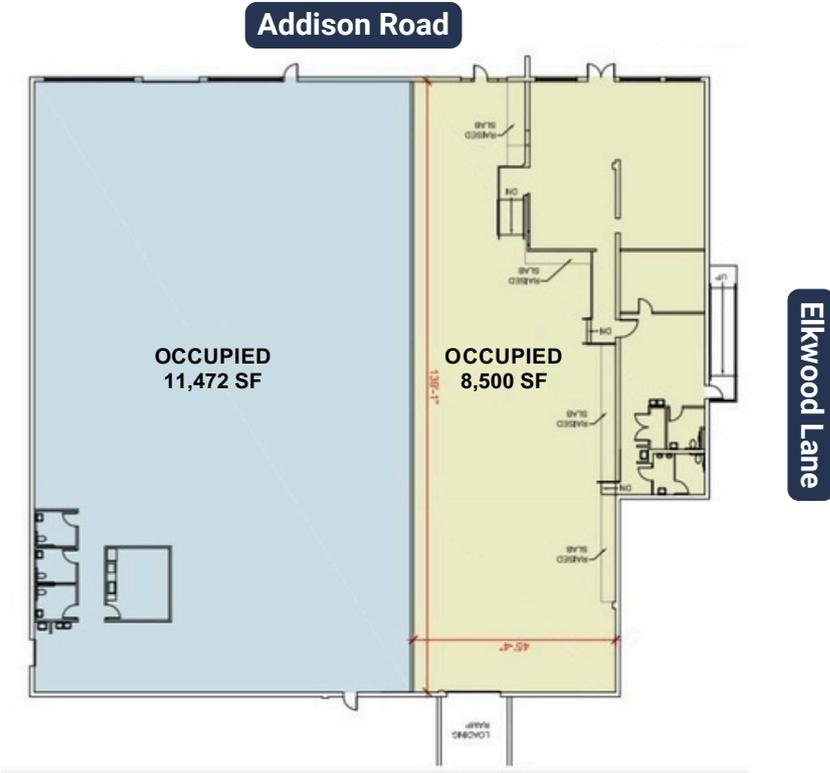


**Mark to Market
Upside**

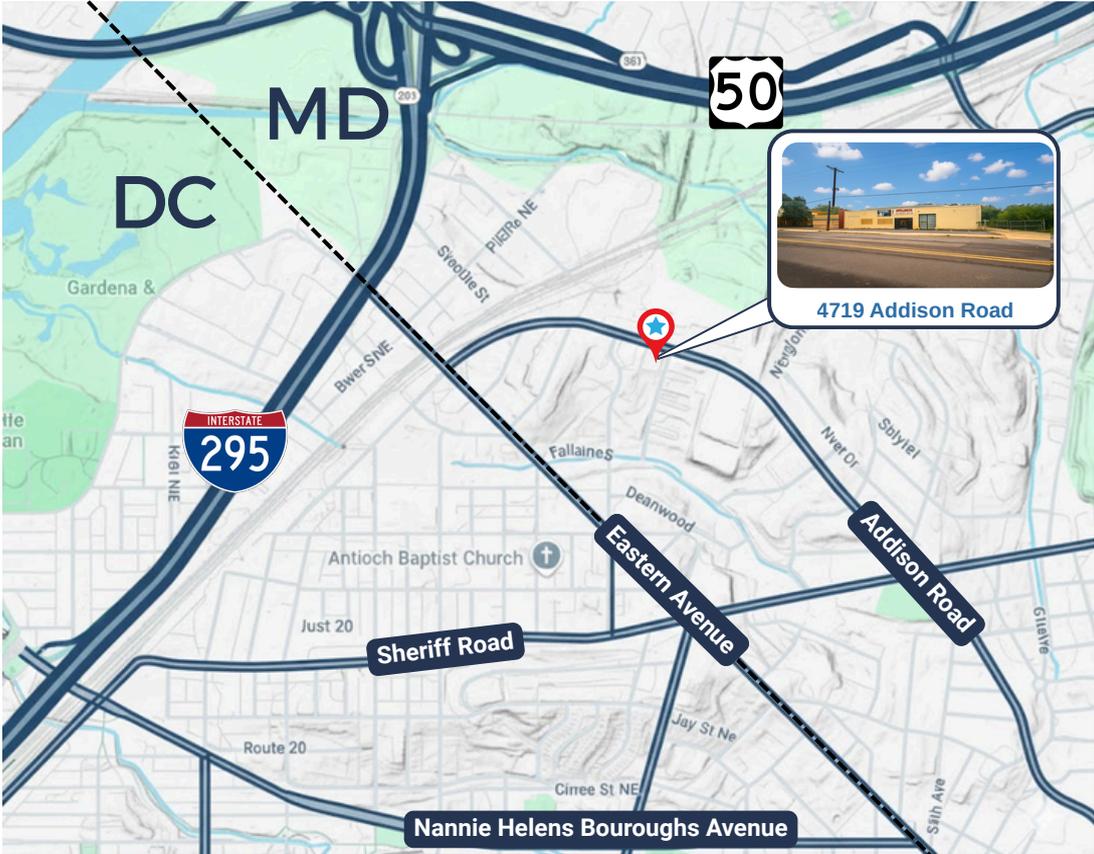


**Strategic
Location**

FLOOR PLAN



MAP



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