

INDUSTRIAL
FOR SALE OR LEASE

4590 GRAPHICS DRIVE
White Plains, MD 20695



For Sale or Lease
4590 GRAPHICS DRIVE

PROPERTY DESCRIPTION

4560-4590 Graphics Drive is a 103,000± square foot industrial/manufacturing building constructed in 1972, situated on 7.38 acres in White Plains, Charles County Maryland. The property is currently over-parked and over-powered, allowing a broad array of potential uses. There is additional land adjacent to the existing building as well, allowing easy future expansion opportunities.

The building was previously occupied by Automated Graphics Systems (AGS) / R.R. Donnelley. The property is currently vacant allowing a new property owner or tenant to occupy the building for their own needs.

Building Size:	103,000± SF (26,000 SF office / 77,000 SF warehouse) Demisable down to 50,000± SF
Land:	7.38± acres
Year Built:	1972
Parking:	200 total spaces
HVAC:	Fully conditioned (200 tons AC)
Electric:	3-Phase/4-wire, 6,800 AMP, 208v and 480v service
Loading:	8 docks / one lowboy
Ceilings:	17.5' and 16.6' eaves with 20' clear center ceiling height
Columns:	25' x 50' spacing
Interior:	Two clear span production areas (11,500 SF (59' x 196') and 13,500 SF (70'x196')



The information contained herein has been given to us by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Representations of this property are not necessarily to scale. All information should be verified prior to purchase or lease.

KAHU LUDWIG
301.918.2924
kludwig@naimichael.com

JON RENEAU, SIOR
301.918.2920
jreneau@naimichael.com

JEFFREY D. LUDWIG
301.918.2923
jludwig@naimichael.com

For Sale or Lease
4590 GRAPHICS DRIVE



KAHU LUDWIG
301.918.2924
kludwig@naimichael.com

JON RENEAU, SIOR
301.918.2920
jreneau@naimichael.com

JEFFREY D. LUDWIG
301.918.2923
jludwig@naimichael.com

The information contained herein has been given to us by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Representations of this property are not necessarily to scale. All information should be verified prior to purchase or lease.

For Sale or Lease
4590 GRAPHICS DRIVE



Naimichael

The information contained herein has been given to us by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Representations of this property are not necessarily to scale. All information should be verified prior to purchase or lease.

KAHU LUDWIG
301.918.2924
kludwig@naimichael.com

JON RENEAU, SIOR
301.918.2920
jreneau@naimichael.com

JEFFREY D. LUDWIG
301.918.2923
jludwig@naimichael.com

For Sale or Lease
4590 GRAPHICS DRIVE



The information contained herein has been given to us by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Representations of this property are not necessarily to scale. All information should be verified prior to purchase or lease.

KAHU LUDWIG
301.918.2924
kludwig@naimichael.com

JON RENEAU, SIOR
301.918.2920
jreneau@naimichael.com




JEFFREY D. LUDWIG
301.918.2923
jludwig@naimichael.com

For Sale or Lease
4590 GRAPHICS DRIVE

CHARLES COUNTY HIGHLIGHTS

- Less than 20 miles from Capital Beltway & Washington DC
- Quality workforce
- Lower cost of living compared to surrounding areas
- Amenity rich areas in Waldorf, MD
- 39th highest income in the US
- #1 highest income minority majority county
- Focused on growth and supporting local businesses

DEMOGRAPHICS

	 POPULATION	 HOUSEHOLDS	 AVG. HOUSEHOLD INCOME
1 mile	2,456	756	\$115,909
3 miles	50,201	18,336	\$126,148
5 miles	101,980	36,103	\$136,473

© 2024 Claritas



KAHU LUDWIG
301.918.2924
kludwig@naimichael.com

JON RENEAU, SIOR
301.918.2920
jreneau@naimichael.com

JEFFREY D. LUDWIG
301.918.2923
jludwig@naimichael.com

The information contained herein has been given to us by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Representations of this property are not necessarily to scale. All information should be verified prior to purchase or lease.

For Sale or Lease
4590 GRAPHICS DRIVE



INDUSTRIAL FOR SALE OR LEASE

4590 GRAPHICS DRIVE, White Plains, MD 20695

JEFFREY D. LUDWIG

301.918.2923 • jludwig@naimichael.com

KAHU LUDWIG

301.918.2924 • kludwig@naimichael.com

JON RENEAU, SIOR

301.918.2920 • jreneau@naimichael.com



Naimichael

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.