

WAREHOUSE / LAND LEASE INDIVIDUALLY OR TOGETHER

8605 & 8607 Central Avenue
Capitol Heights, MD 20743 | Prince George's County

**49K SF Warehouse on 5 Acres
Could Be Demised / Shorter Terms Considered**



FOR LEASE

8607 PROPERTY HIGHLIGHTS

- **49,080 SF Warehouse:** Would consider demising as small as 20,000 SF
- Fully air-conditioned with and 18' clear height; highly secure space
- Heavy power (3,000 amps, 277/480v, 3 phase); 6,000 amp upgrade possible
- 8 dock doors total; 4 interior platform docks, 3 covered dock positions, and 1 oversized door with contiguous fenced storage
- Perfect for distribution, climate-controlled manufacturing, food use, or showroom warehouse with retail component
- Small office/showroom with large manufacturing whse. & fenced outside storage
- Potential for up to 2.5 acres of excess yard

8605 PROPERTY HIGHLIGHTS

- 3.11 acres (approx. 2.5 usable and partially fenced/paved at this time)
- Electric / water source for office trailer or build-to-suit
- Over 400' of frontage on highly-traveled Central Avenue (53,460 ADT)
- Less than a ½ mile from I-495 interchange and new Hampton Park redevelopment (500,000 SF mixed-use for Phase I)
- IE zoning allows for wide range of uses (industrial, storage yard, fleet maintenance, food, auto sales, etc.)

Spence Daw
sdaw@klnb.com
443-574-1429

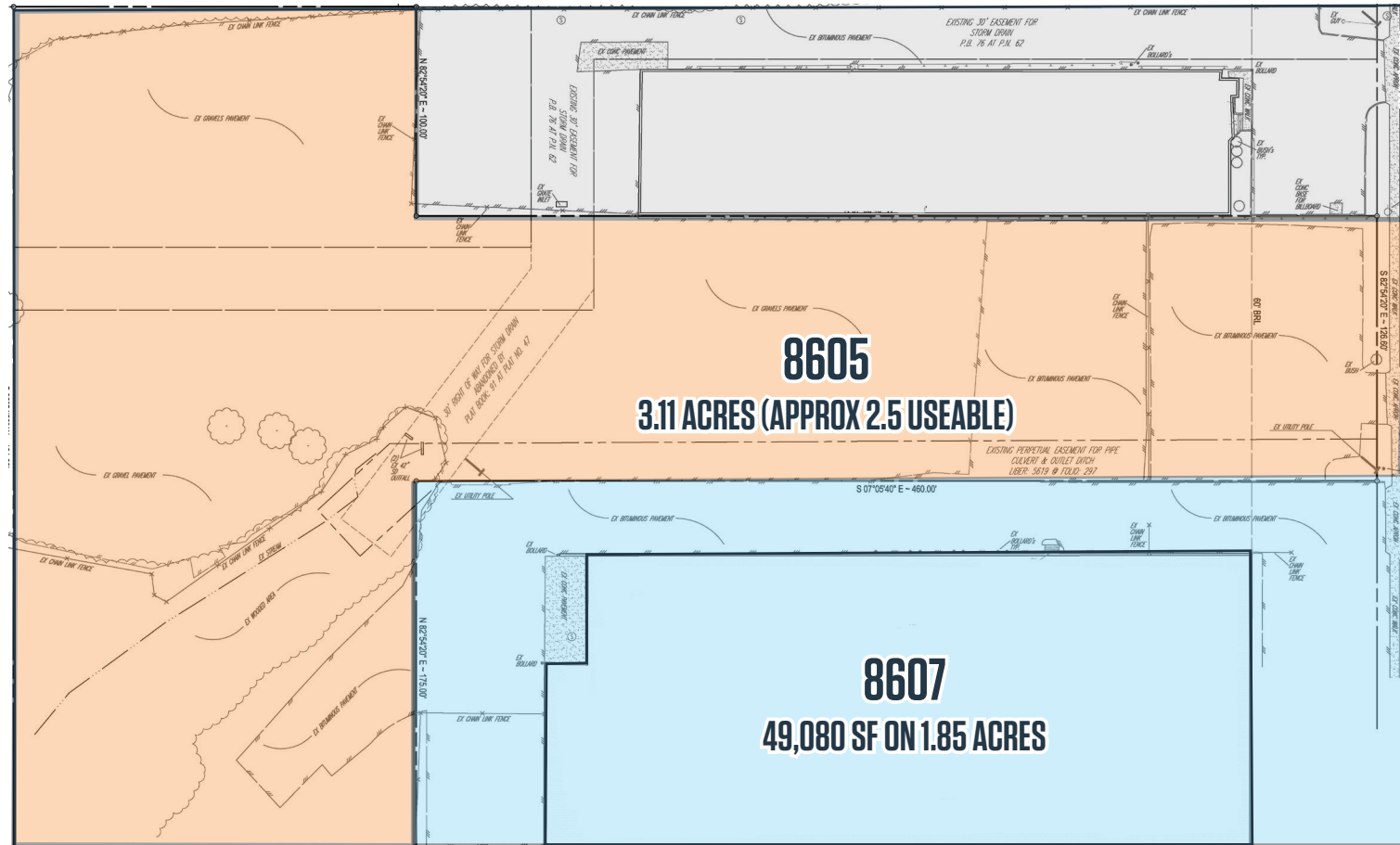
Zubin David
zdavid@klnb.com
443-574-1446

9881 Broken Land Parkway, Suite 300
Columbia, MD 21046
klnb.com



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SITE PLAN

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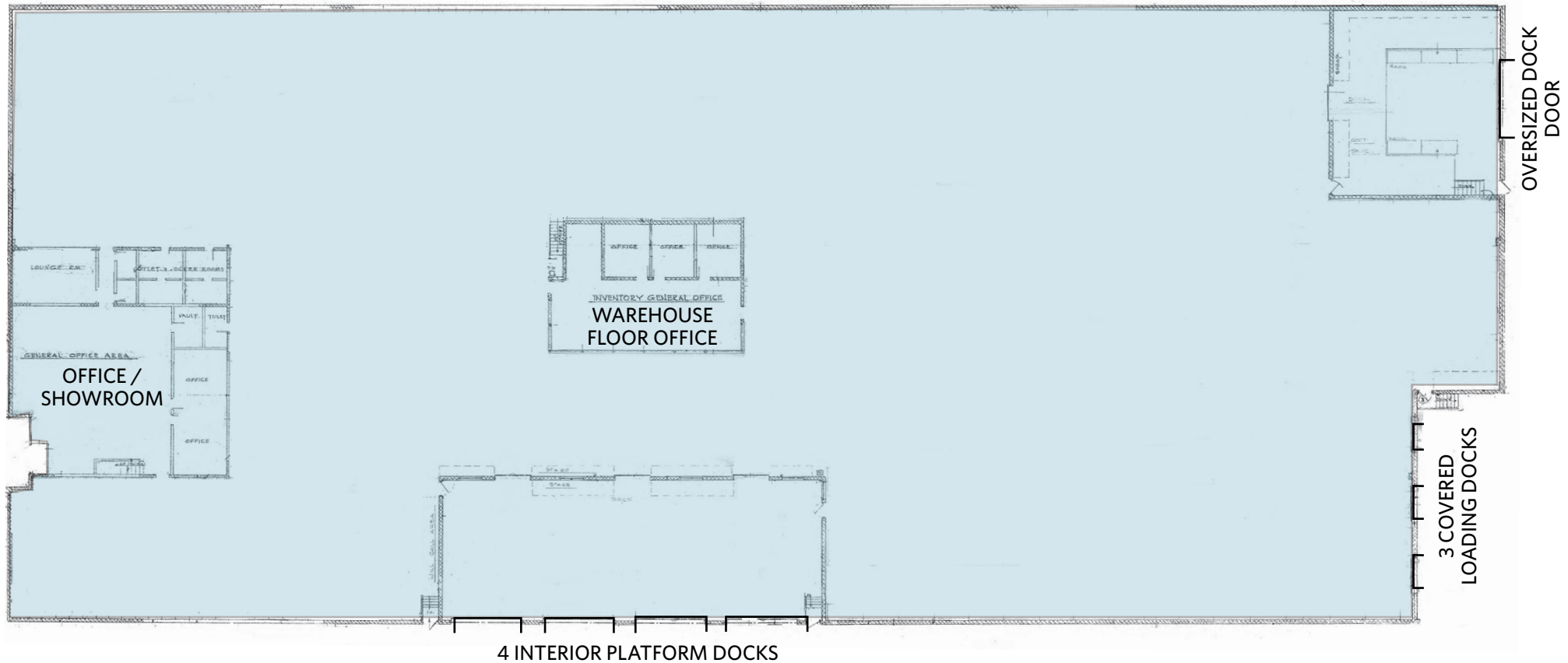
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8607 FLOOR PLAN

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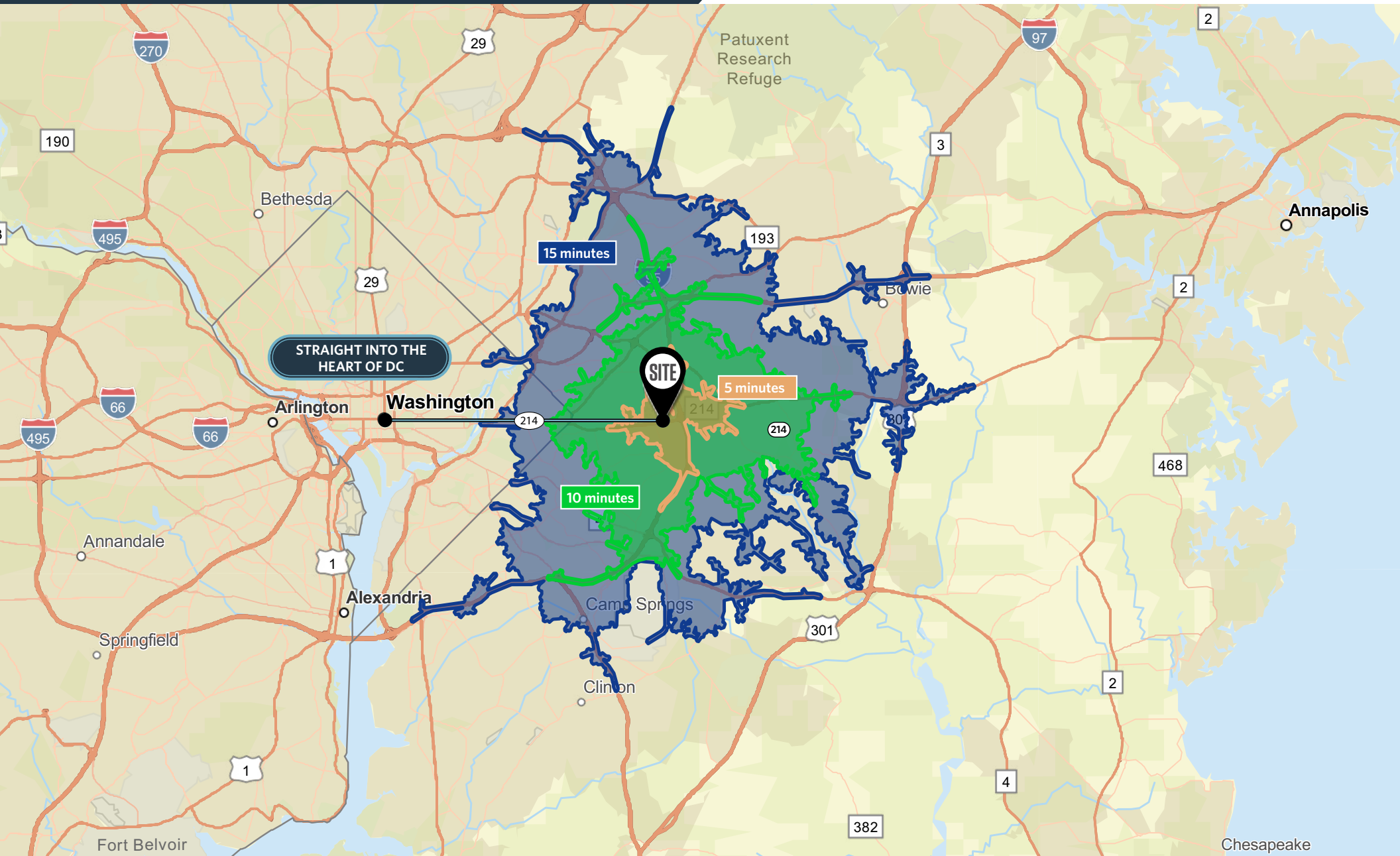
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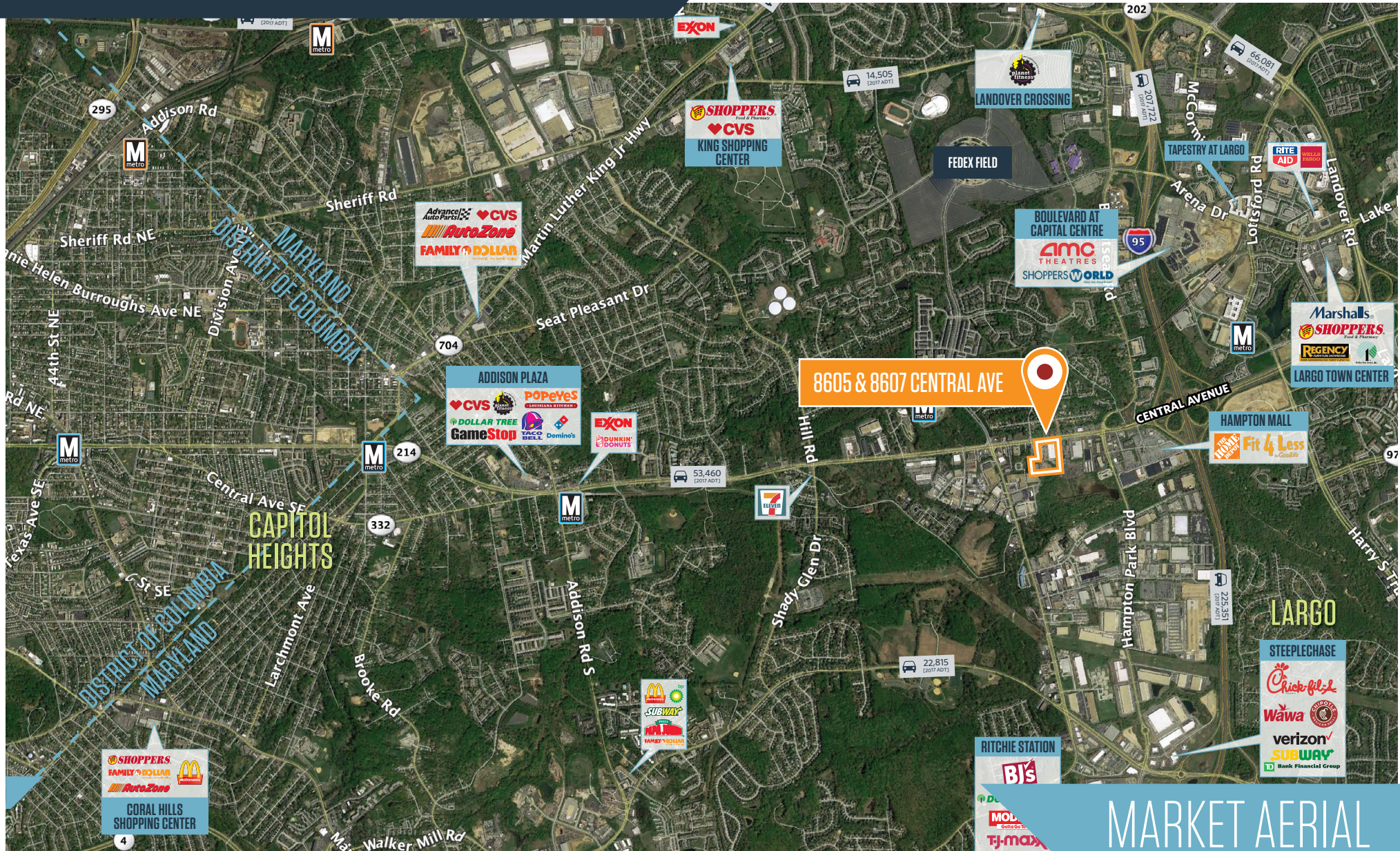
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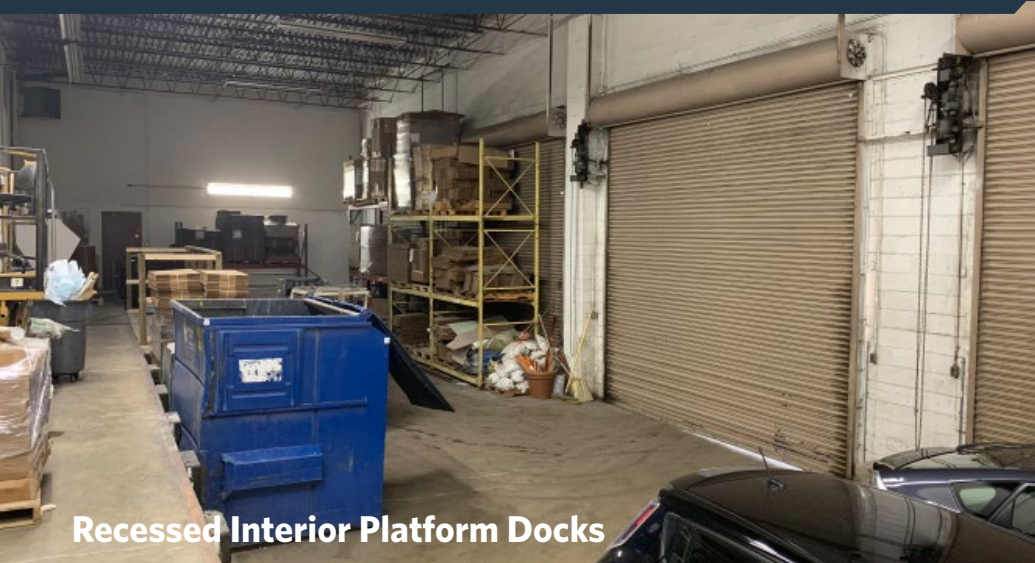
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Recessed Interior Platform Docks



Warehouse (Heavy Power & Fully Conditioned)



Traditional Dock Positions and Fenced Storage



Ample Parking

8607 PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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klnb.com



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