

INDUSTRIAL  
FOR SALE

4590 GRAPHICS DRIVE  
White Plains, MD 20695





For Sale  
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.

Currently, the building is fully leased and occupied by Automated Graphics Systems (AGS). AGS is owned and operated by R.R. Donnelley, the largest commercial printer in North America. The current lease expires in 2025, creating a mark to market opportunity and allowing a new property owner the flexibility to negotiate a lease renewal with the existing tenant, re-tenant with building with a new occupant, or occupy the building for their own needs.

**Building Size:** 103,000± SF (26,000 SF office / 77,000 SF warehouse)

**Tenant:** Automated Graphics Systems (AGS)

**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')



**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  
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  
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  
4590 GRAPHICS DRIVE



**NAMichael**

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  
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



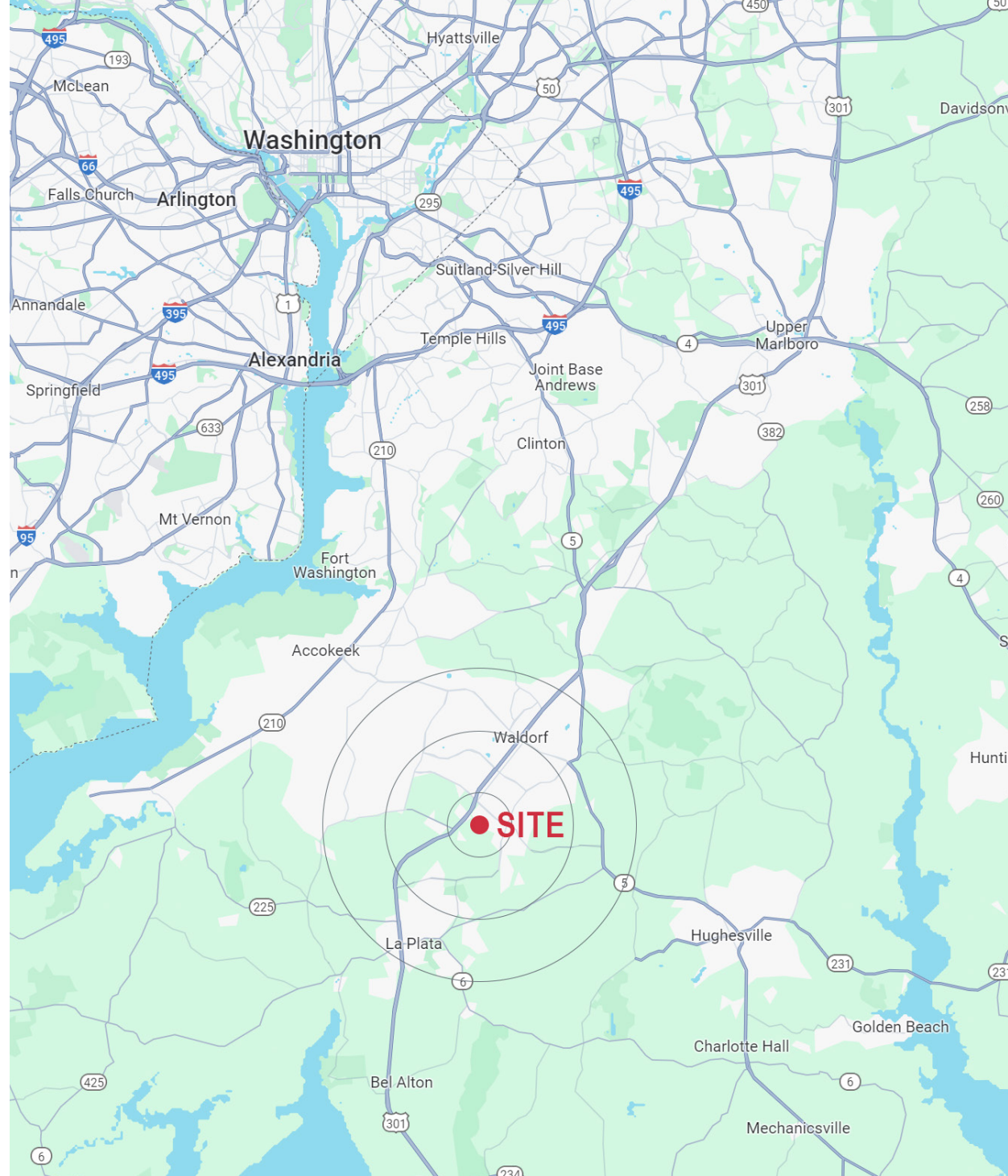
HOUSEHOLDS



AVG. HOUSEHOLD  
INCOME

	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  
4590 GRAPHICS DRIVE





# INDUSTRIAL FOR SALE

4590 GRAPHICS DRIVE, White Plains, MD 20695

**JEFFREY D. LUDWIG**  
301.918.2923 • [jludwig@naimichael.com](mailto:jludwig@naimichael.com)

**KAHU LUDWIG**  
301.918.2924 • [kludwig@naimichael.com](mailto:kludwig@naimichael.com)

**JON RENEAU, SIOR**  
301.918.2920 • [jreneau@naimichael.com](mailto:jreneau@naimichael.com)



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.