



SECURE CONTRACTORS LOT

232 WESTHAMPTON PLACE | CAPITOL HEIGHTS, MARYLAND 20743

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Fenced, secure lot with shop/warehouse space and office trailer
- Infill location, inside the DC I-495 Beltway
- Easy access to I-495 within 2-miles/ estimated 5 minutes
- 0.9 AC ± gravel lot



BUILDING SIZE:	4,800 SF ± (TOTAL, 2 BUILDINGS)
LOT SIZE:	1.36 ACRES ±
DRIVE-INS	6 TOTAL OVER-SIZED AT-GRADE (4) DRIVE-INS: 12' X 12' (2) DRIVE-INS: 14' X 14'
YEAR BUILT:	1988
ZONING:	IE (INDUSTRIAL, EMPLOYMENT)
RENTAL RATE:	NEGOTIABLE



TRADE AREA

DRIVING DISTANCE TO:

4 4.3 MILES
13 MIN. DRIVE

INTERSTATE 495 1.2 MILES
5 MIN. DRIVE

214 0.3 MILES
2 MIN. DRIVE

AMERICA'S AIRFIELD
JOINT BASE ANDREWS
8.8 MILES
20 MIN. DRIVE

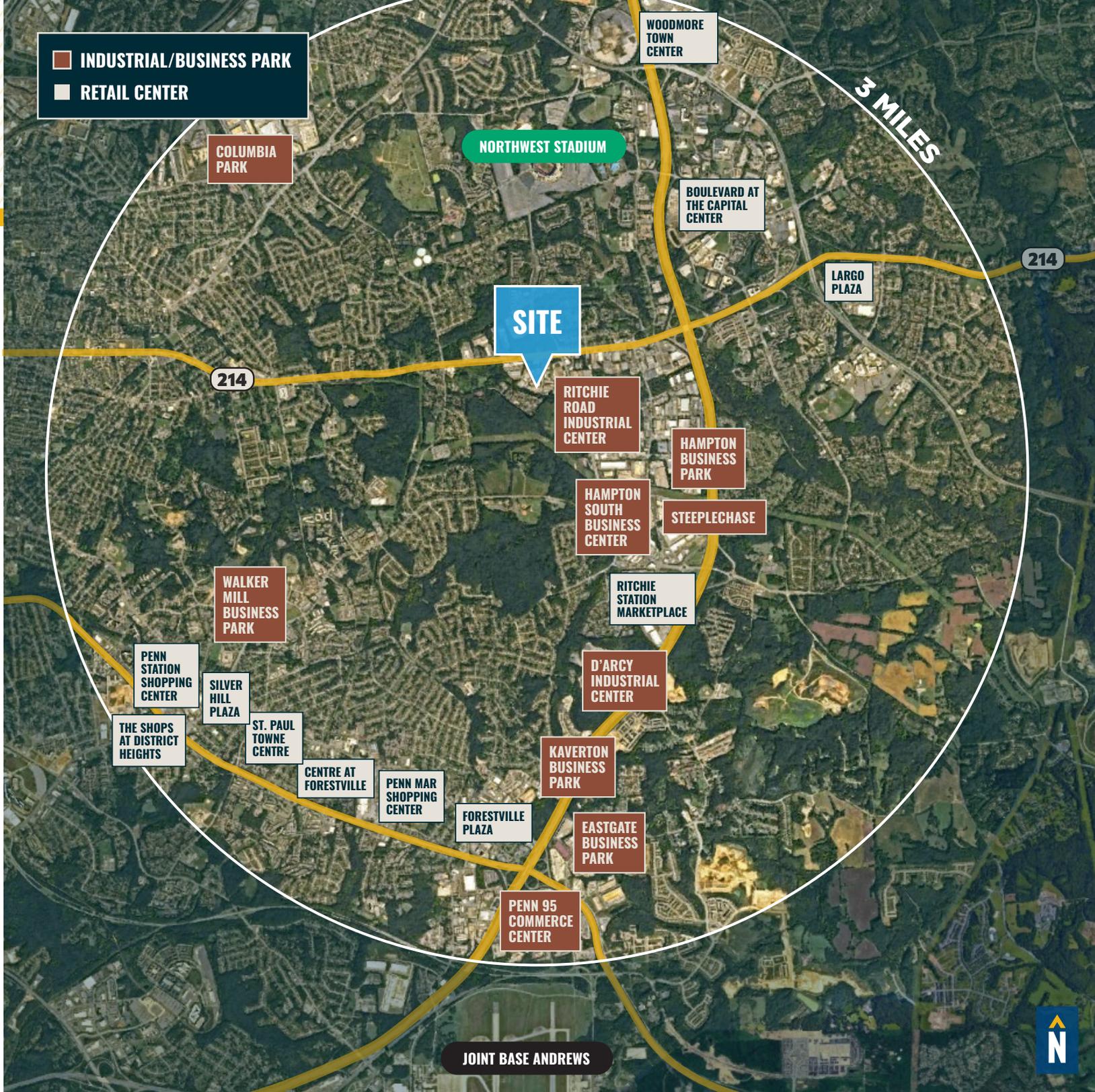
REAGAN NATIONAL
20 MILES
35 MIN. DRIVE

WASHINGTON, DC 12.4 MILES
26 MIN.

BALTIMORE, MD 35.6 MILES
45 MIN.

RICHMOND, VA 118 MILES
1 HR. 40 MIN.

PHILADELPHIA, PA 136 MILES
2 HRS. 30 MIN.



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



7,569

117,710

316,172

DAYTIME POPULATION



8,040

102,256

266,889

AVERAGE HOUSEHOLD INCOME



\$118,572

\$109,534

\$110,007

NUMBER OF HOUSEHOLDS



2,996

45,639

122,972

MEDIAN AGE

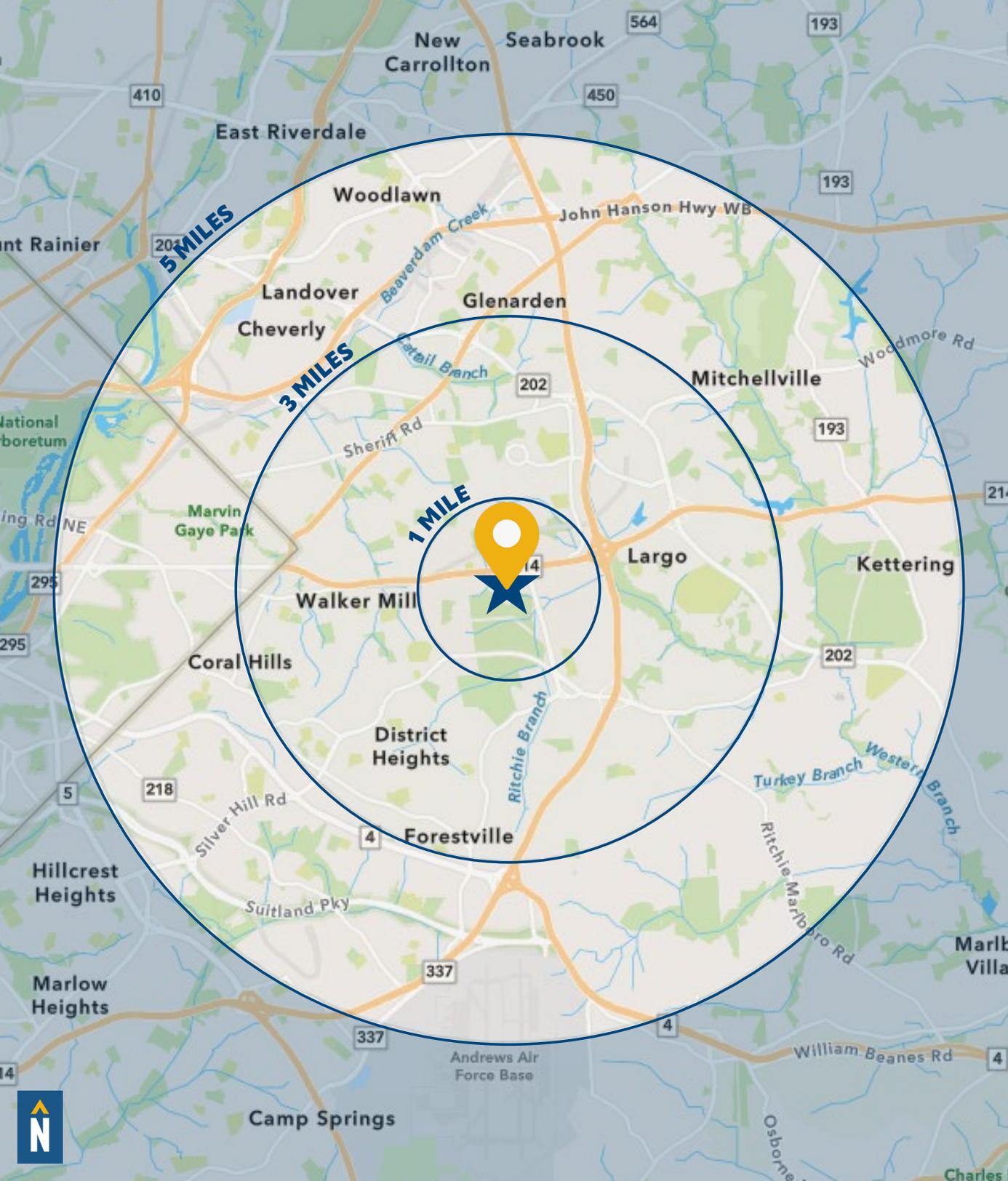


38.1

38.6

38.3

[FULL DEMOS REPORT](#)



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