

For Sale  
Rare Industrial Land

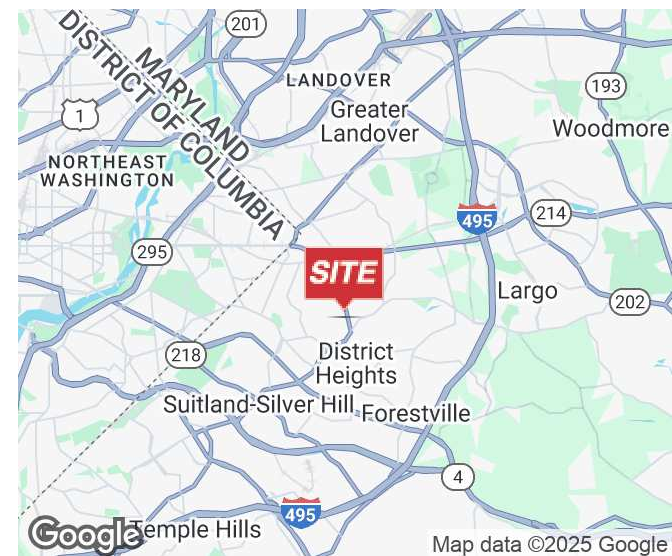


## 1413 & 1415 Addison Road South

Capitol Heights, Maryland  
20743

### Property Highlights

- Two parcels totaling 1.91± acres
- Currently zoned IE (Industrial Employment); previously zoned I-1 (Light Industrial)
- Ideal opportunity for owner users (service contractors) as an equipment & material storage yard
- Sewer, water, and utilities accessible available via Addison Road
- Two miles from the Washington DC Line
- One mile away from Route 214 (Central Avenue) & Route 4 (Pennsylvania Avenue) with immediate access to I-495 (Capital Beltway)
- One mile south of the Addison Road – Seat Pleasant Metro Station (Blue/Silver Lines)
- SALE PRICE: \$500,000



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