

INDUSTRIAL PROPERTY
FOR SALE

101 RITCHIE RD
Capitol Heights, MD 20743



Industrial Property For Sale

101 RITCHIE RD, CAPITOL HEIGHTS, MD 20743



101 RITCHIE ROAD

Capitol Heights, MD
20743

PROPERTY OVERVIEW

A prime opportunity for industrial operations, 101 Ritchie Road is a 33,808± SF building on 2.19± acres. Over the past two years, significant repairs and renovations have been made to the building. The site is zoned IE (Industrial Employment), providing flexibility for a variety of industrial uses. 101 Ritchie Road is a rare opportunity for an owner-user to have a turnkey industrial space, at a strategic location close to Washington DC.

LOCATION OVERVIEW

Located in Capitol Heights, MD, the surrounding area is an excellent location for a variety of industrial users looking to be close to Washington DC. With proximity to major transportation routes such as the Capital Beltway (I-495) and Central Avenue (Route 214), the location provides optimal accessibility for logistics and distribution operations. Nearby points of interest include the FedEx Field, home to the Washington Commanders, and the new UMD Capital Region Medical Center. Additionally, the location offers a strong labor pool, essential infrastructure, and access to consumer markets.



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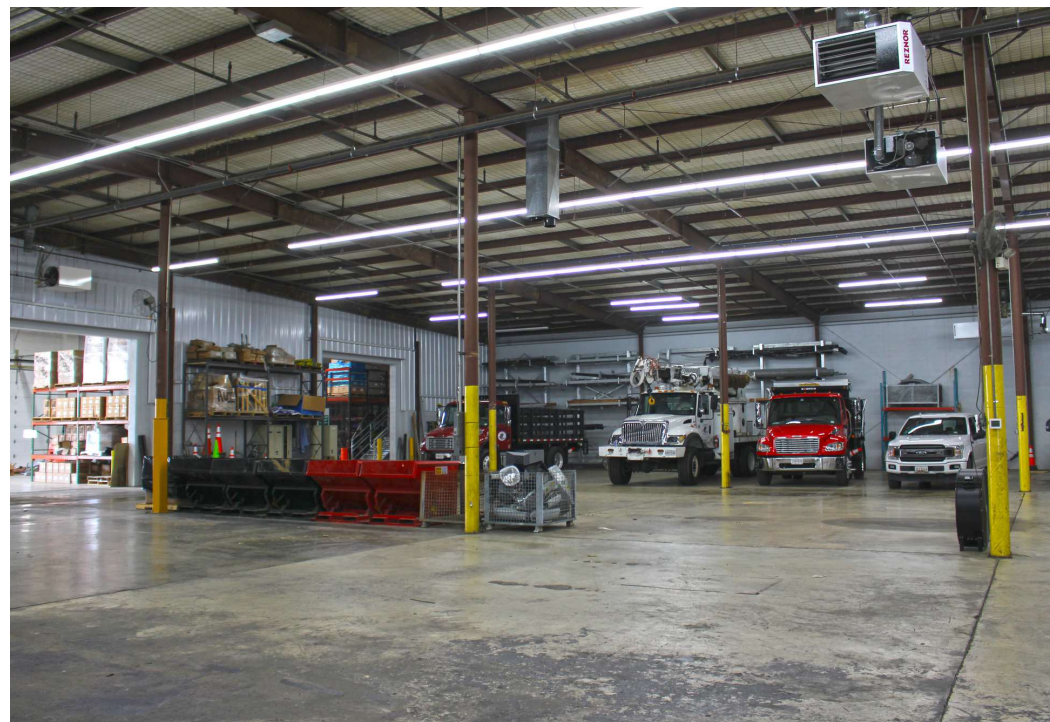
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of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

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Building Size:	33,808± SF (4,808± SF office / 29,000± SF equipment-warehouse)
Land:	2.19± Acres
Zoning:	IE (Industrial Employment)
Loading:	7 drive-in doors (14' x 14') 4 docks (10' x 12')
Exterior:	Fully fenced, gated and lit
Ceiling:	22'6" clear
Year Built	1980; fully renovated 2022
Parking:	37 striped spaces
Truck Court:	75'+ depth; 12,500± SF
HVAC:	One 5-ton AC unit; one 3-ton AC unit
Electrical:	1300 Amps; 3-phase
Columns:	25'
Features:	Skylights
Plans:	Facility drawings & MEPs available

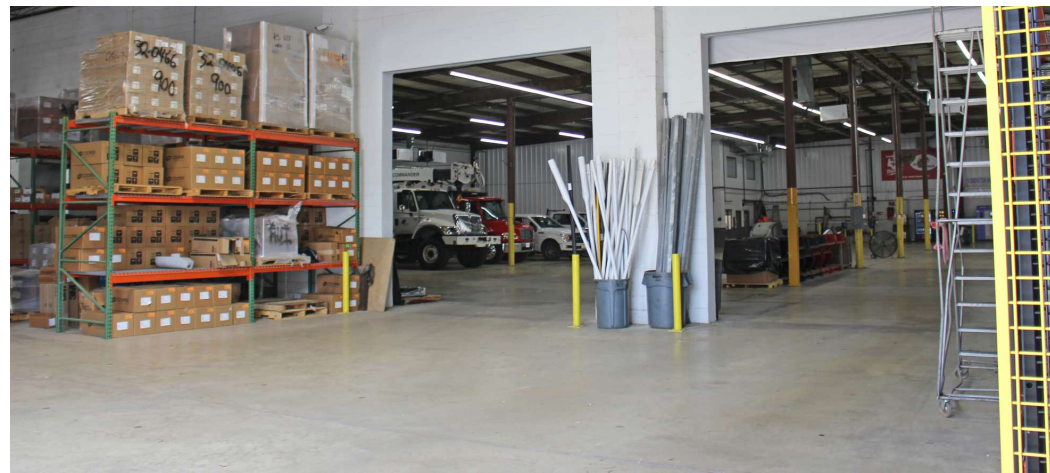


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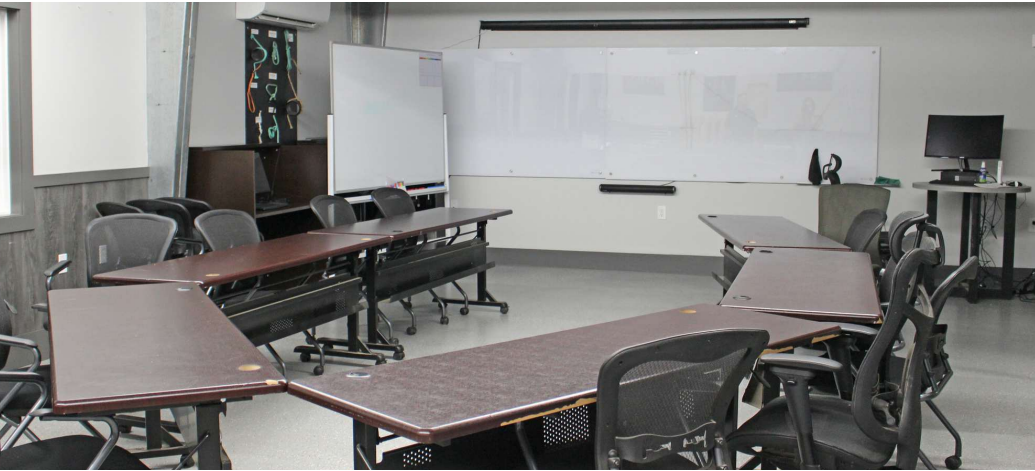


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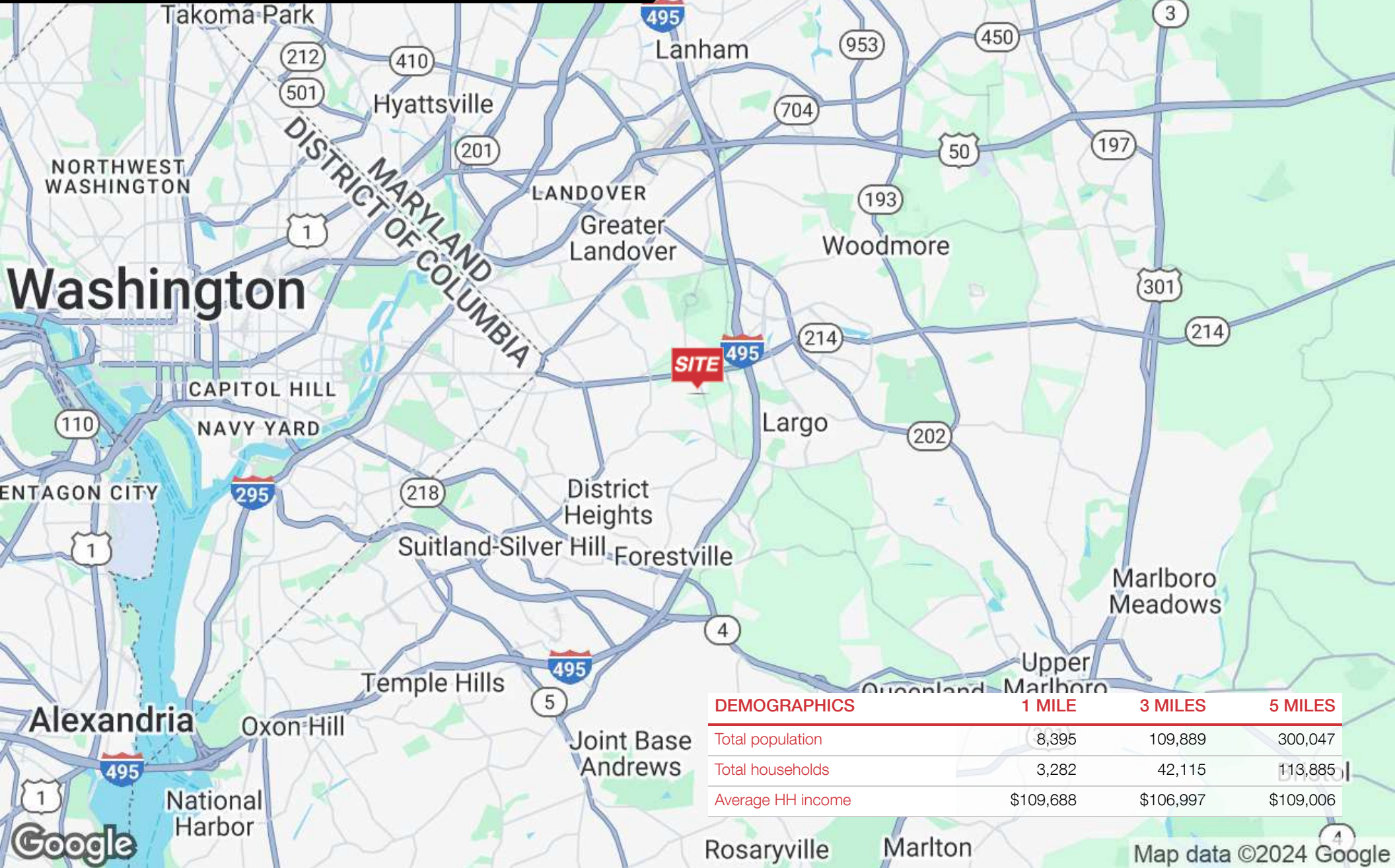
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	8,395	109,889	300,047
Total households	3,282	42,115	113,885
Average HH income	\$109,688	\$106,997	\$109,006



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