



## Cinco Mil LLC

207 W Hampton Ave, Capitol Heights, MD 20743



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# Cinco Mil LLC

\$12.00 /SF/YR

This 13,080 SF industrial warehouse property features approximately 2,500 SF of fully built-out office space combined with a spacious open warehouse area, providing versatility for a range of operations. A roll-up drive-in bay with an approximate 3-foot dock height allows for convenient loading and unloading, while the 13-foot clear ceiling height can easily accommodate storage, distribution, or light manufacturing needs. Recent improvements, including a brand-new roof installed in 2024 and a new HVAC system for the office space in 2025, ensure the building is modern, efficient, and reliable for long-term use.

Located in the highly sought-after Capitol Heights industrial district within Central Industrial Park, this property offers excellent connectivity and accessibility. It is conveniently situated just off Central Avenue and approximately 1.2 miles from I-495 (Capital Beltway), providing seamless regional access. Its close proximity...

- Convenient location, easy access from Hwy495
- Spacious layout with ample parking
- Ideal for storage, distribution, office and more



Rental Rate:	\$12.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	13,800 SF
Year Built:	1960
Rental Rate Mo:	\$1.00 /SF/MO

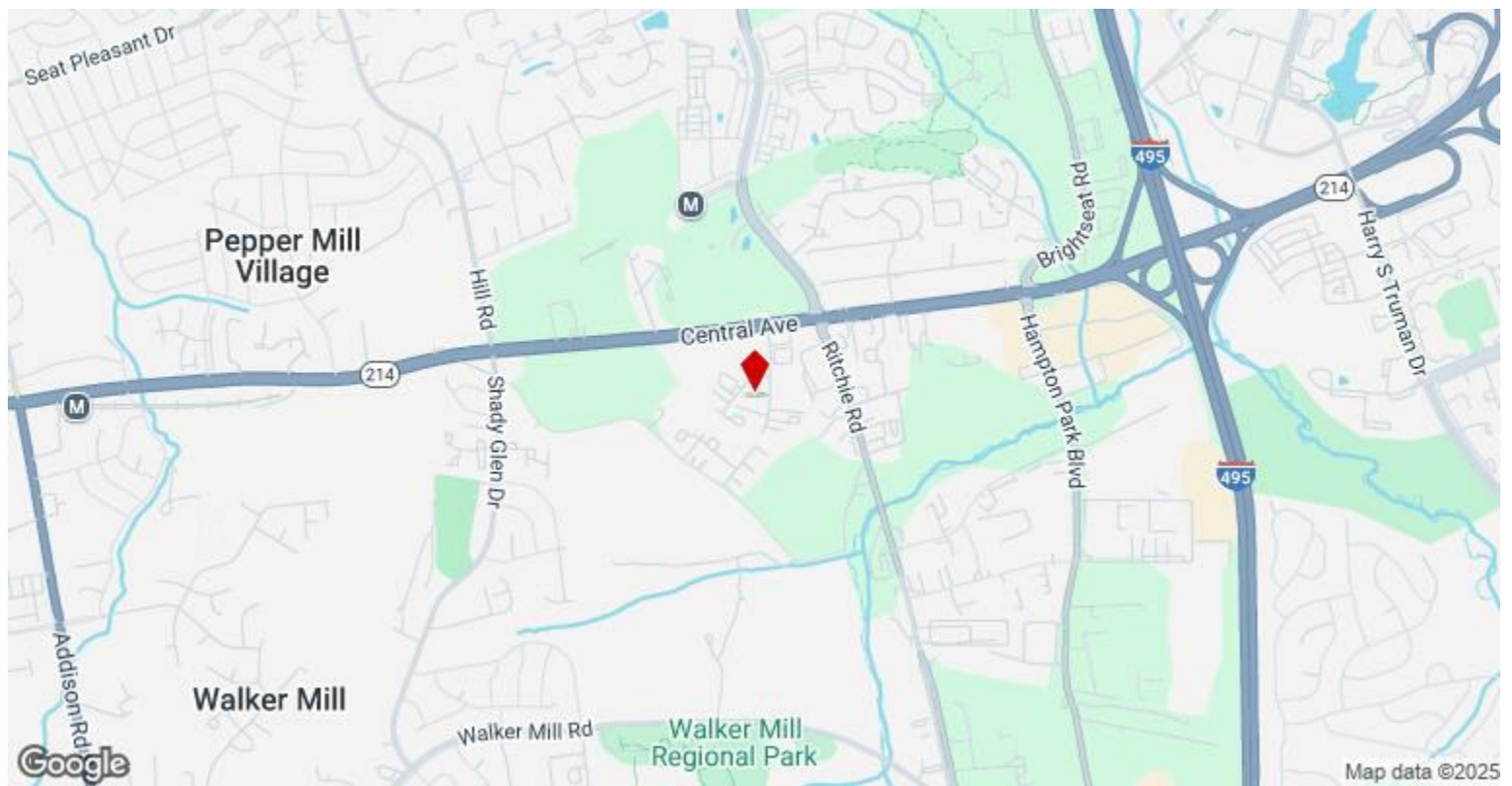
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1st Floor

Space Available	13,080 SF
Rental Rate	\$12.00 /SF/YR
Date Available	August 01, 2025
Service Type	Triple Net (NNN)
Office Size	2,500 SF
Space Type	New
Space Use	Industrial
Lease Term	Negotiable

Warehouse with Spacious Office





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Located in the highly sought-after Capitol Heights industrial district within Central Industrial Park, this property offers excellent connectivity and accessibility. It is conveniently situated just off Central Avenue and approximately 1.2 miles from I-495 (Capital Beltway), providing seamless regional access. Its close proximity to Washington, D.C. and major transportation routes makes it an ideal location for businesses seeking a strategic presence in the heart of the metro area.



## Property Photos





## Property Photos

