



CINNOVAS BUILDING

9110 Edgeworth Drive
Capitol Heights, MD 20743

The subject consists of a free-standing, one-story, flex, industrial building containing 13,477 square feet on just over an acre lot. The site contains a total of 45,000 square feet (1.033 acres) within a rectangular shape. The site has 15 feet of frontage along the north side of Edgeworth Drive.

Property Highlights:

- * Fenced in yard
- * 20' clear ceiling in warehouse
- * Min column spacing: 30' - 0" x 43' - 0"
- * Includes 4,762 SF Office
- * Parking 33 vehicles
- * 400 amps service
- * Energy saving LED lighting throughout
- * Wet sprinkler
- * 1 Dock
- * 1 Drive-in door
- * Zoning: IE

Floor plan provided upon request.



LEASE

ANNUAL RENT

\$14.00

/ Sq. Ft.

Rental Area: 13,477 Sq. Ft.
Year Built: 1975

Contact:

202.635.8851

GEOFFREY TAYLOR

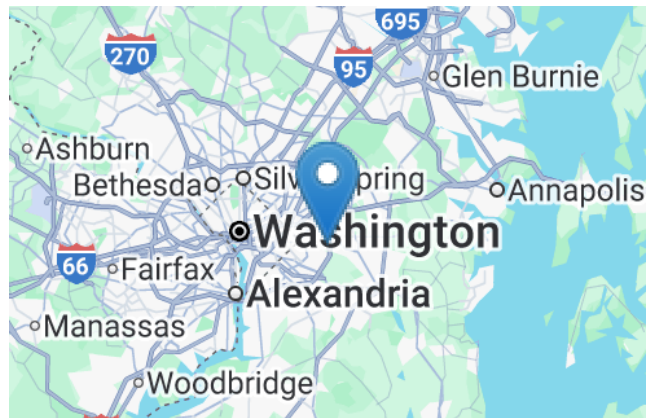
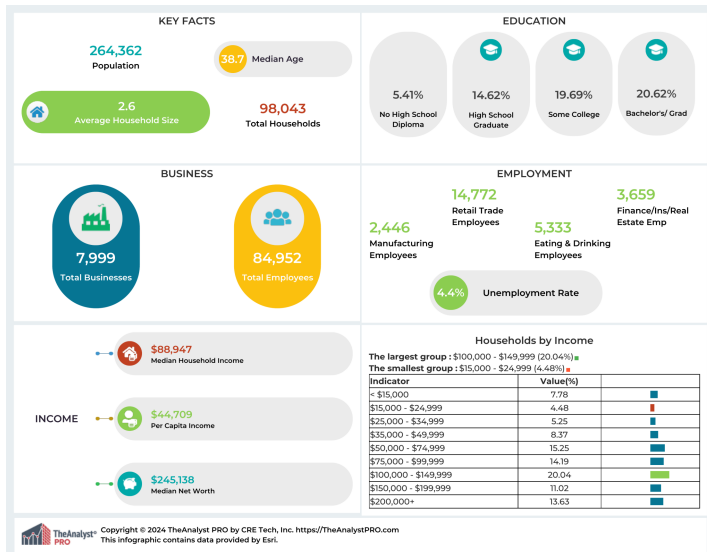
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SPACE FOR LEASE

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