

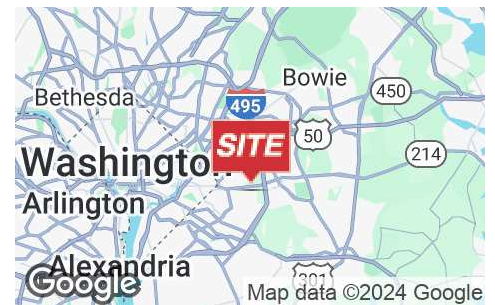
# INDUSTRIAL PROPERTY FOR SALE



## 223 WESTHAMPTON AVENUE Capitol Heights, MD 20743

### PROPERTY HIGHLIGHTS

- Industrial building totaling 42,000 SF on 1.51 acres
- Two stories (30,000 SF 1st level / 12,000 SF 2nd level)
- Total of two loading docks and four drive-ins
- Office space on both levels
- Zoned I-E (Industrial Employment)
- 18' clear height (12' on 2nd level)
- Fully sprinklered
- 0.65 acres of paved and fenced parking/storage lot
- Immediate access to the Capital Beltway (I-495) via Route 214 (Central Ave)
- Less than 3 miles from the DC/MD line
- Unique opportunity for investors or owner/users to fully occupy or lease out part of the space



**PETER BURLEIGH**  
O: 301.918.2913  
pburleigh@naimichael.com

**BRADY THOMPSON**  
O: 301.918.2912  
bthompson@naimichael.com

**Industrial Property For Sale**  
**223 WESTHAMPTON AVENUE, CAPITOL HEIGHTS, MD 20743**

