



Cold Storage Facility



For Lease
48,060 SF

Strategic Location

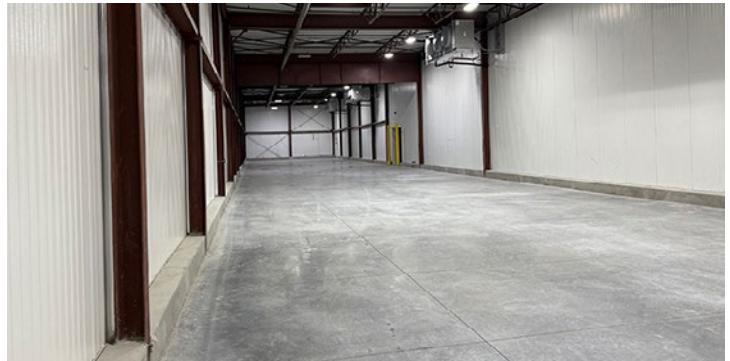
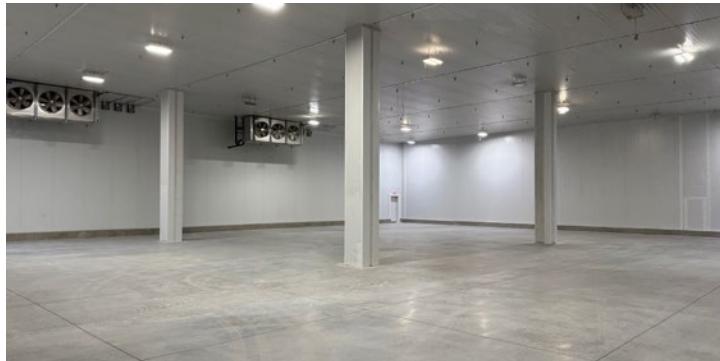
- **Only 1.5 miles to I-495**
Capital Beltway
- Located near Washington, DC, ideal for **serving the broader DMV market** including Northern Virginia and Baltimore.
- Situated in the **Hampton Park** industrial park

9001 E. Hampton Drive
Capitol Heights, MD

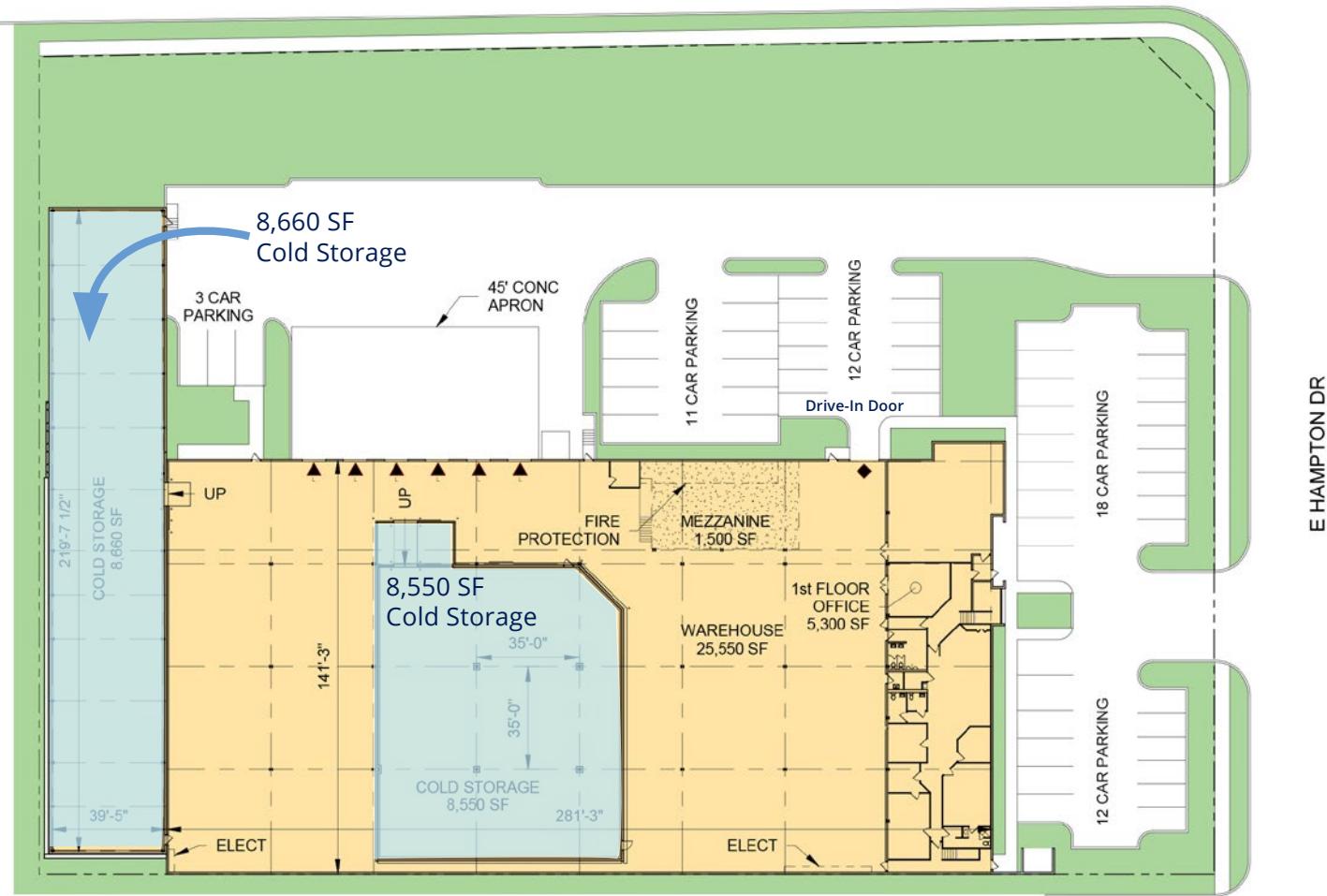
Building Features

- 17,210 sf Freezer Space
- 25,550 sf Warehouse
- 5,300 sf Office
- 6 Loading Docks
- 1 Drive-in
- 24' Clear
- Power @ 2,000 amps 120/208
- Zoned I-E
- 56 Surface Parking Spaces
- 2.58 Acre Lot

Site Plan



HAMPTON PARK BLVD



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