

**Prime**



# Investor/User Industrial Site



9007 Clinton Street  
Clinton, Maryland 20735



**26,990 SF Available  
For Sale**

**High-demand  
Industrial  
Property  
Zoned I-E**

- Credit Tenant
- 1.547 acres
- Located in Clinton, MD, minutes from Joint Base Andrews, Route 5, I-95 and I-495
- Fully paved site with fleet and employee parking and a fenced lot
- Clear height up to 26' in the 9007 Clinton St building
- Crane
- Mezzanine floor in both buildings

**301-337-4700**

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# Three Contiguous Parcels Totaling 1.547 Acres

## 26,990 SF Across Two Commercial Buildings

## Zoned IE + Industrial + Employment Zone

IE zoning allows flexible site planning for a mix of office, warehouse, and light-industrial operations, supporting diverse tenant needs.

Highest and best use designated as industrial

### Building 1

Two-story office + warehouse with 3 drive-ins, 4 dock doors, mezzanine, and an overhead crane (approx. 80% of warehouse).

### Building 2

Additional shop and storage with mezzanine, forklift-accessible material handling area.

### Parking

Fully paved site with fleet + employee parking and fenced lot.





## Modern, Operationally Ready Improvements

The property features two upgraded industrial buildings with modern warehouse functionality, including multiple drive-ins, dock doors, mezzanine space, and an overhead crane for efficient material handling. A fully paved layout, secure storage areas, and ample parking further support streamlined daily operations.



## Convenient Regional Access

The property offers excellent accessibility, with direct proximity to Route 5 and the Capital Beltway (I-495), providing quick regional connectivity. Its Clinton location places it minutes from Joint Base Andrews and key commercial corridors, ensuring efficient access for workforce, logistics, and service providers.



### For Sale Opportunities:

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