

26,990 SF Available

For Sale

- **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



Property

Zoned I-E



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.







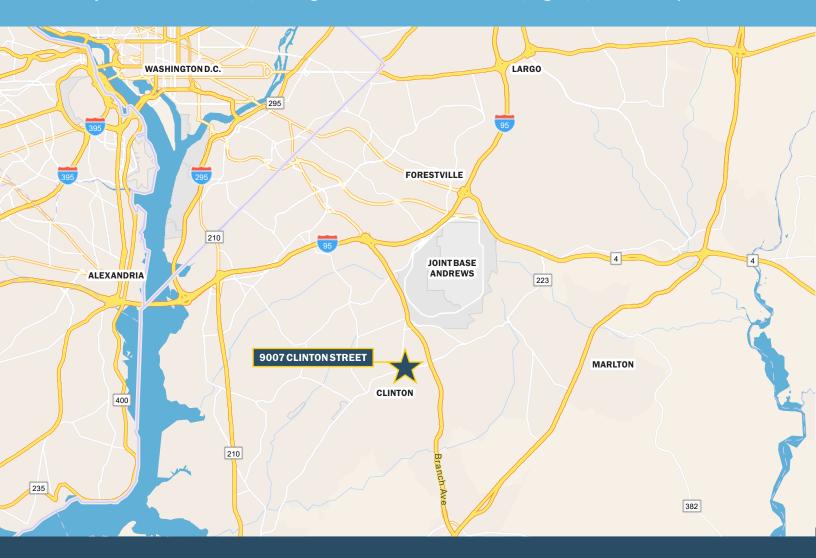






Convenient Regional Access

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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