

# INDUSTRIAL INVESTMENT SALE

43880 Commerce Avenue,  
Hollywood, MD 20636



MISSION CRITICAL, SINGLE-TENANT GOV-CON  
INDUSTRIAL INVESTMENT OPPORTUNITY – CTSi HQ

**klnb** Capital  
Markets

**HYATT**  
COMMERCIAL  
REAL ESTATE BROKER  
THE RELIABLE GROUP

# EXECUTIVE SUMMARY

## Property Description

43880 Commerce Avenue is a 94,500 SF industrial facility situated on approximately 8.5 acres in Hollywood, Maryland. The property features a mix of warehouse, production, and office space with 28–30 foot clear ceiling heights and both dock and drive-in loading capabilities, making it well suited for manufacturing, technology, or defense-related users.

The facility is currently 100% leased to Coherent Technical Services (CTSi) through September 30, 2035. CTSi is one of Maryland's fastest-growing defense contracting companies and operates its corporate headquarters and primary fabrication facility at the property, delivering mission-critical services and products to the United States Department of Defense.

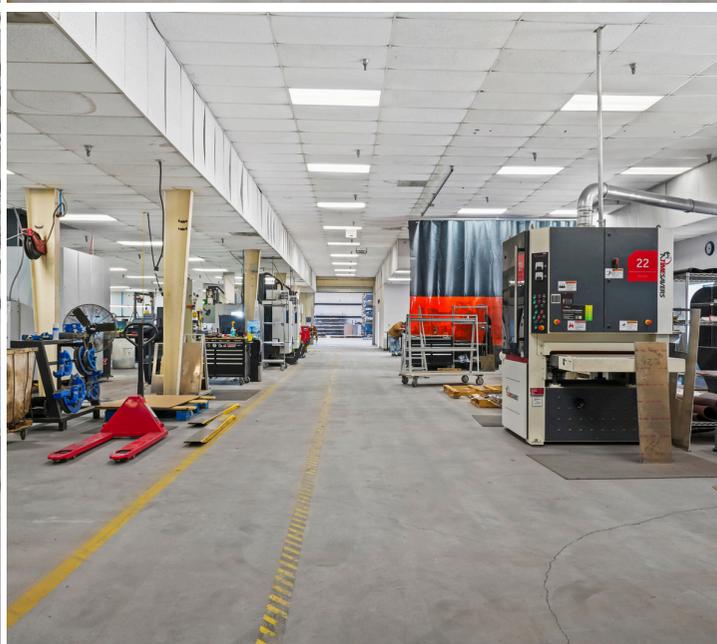
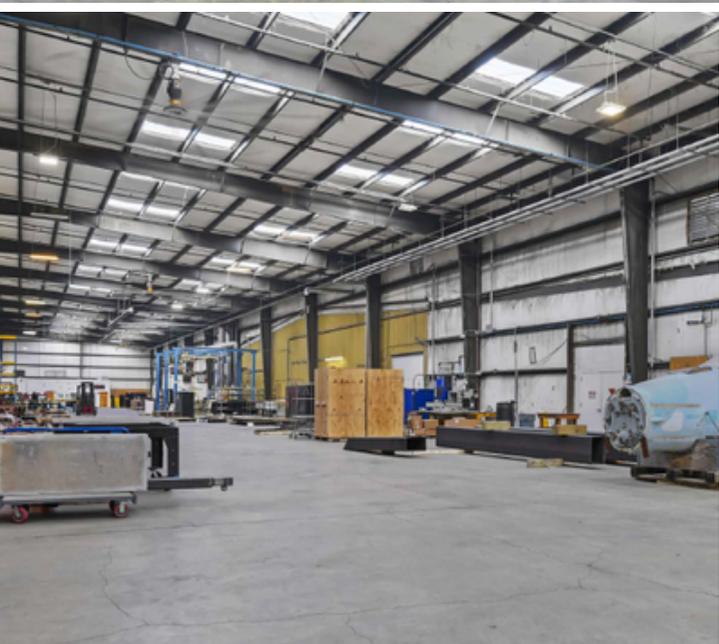
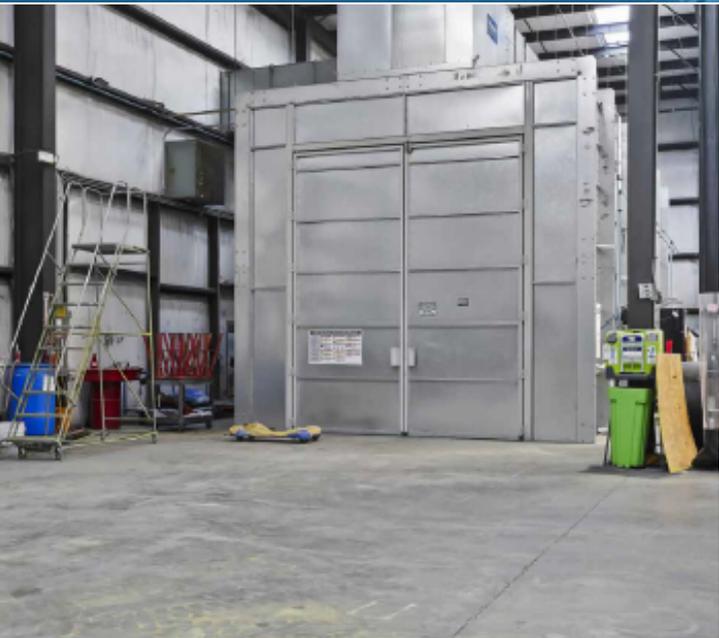
Located just 6.8 miles from Naval Air Station Patuxent River in Lexington Park, the property benefits from strong connectivity to one of the nation's most important naval aviation research and testing centers. The offering features a rare absolute net lease structure with approximately 9.57 years of remaining term and CPI-adjusted annual rent increases, providing investors with stable, long-term income.

## Highlights

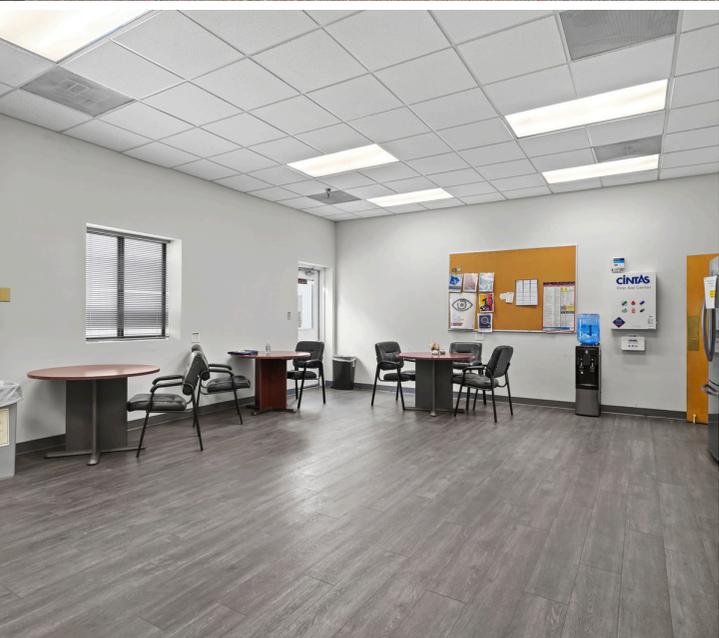
- 94,500 SF industrial manufacturing facility
- Approximately 8.5 acre site
- High bay industrial space with 28 to 30 foot clear heights
- Mix of warehouse, production, and office space
- Dock and drive in loading capabilities
- Large scale industrial asset in Southern Maryland market



# INTERIOR PHOTOS



# INTERIOR PHOTOS CONTINUED



# RETAILER MAP



## Hyatt Commercial

NICK STELLWAY

Vice President & St. Mary's County Leasing Advisory

240-298-8986

NStellway@hyattcommercial.com

## KLNB CAPITAL MARKETS

JOE FRIEDMAN

Principal

240-606-5913

jfriedman@klnb.com

JOSH NORWITZ

Associate

240-778-9179

jnorwitz@klnb.com

LIAM LEONARD

Transaction Coordinator

516-427-1236

lleonard@klnb.com



Hyatt Commercial

410.260.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401



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