FOR SALE

216 W Hampton Ave

INVESTMENT HIGHLIGHTS

- + 16,500 SF FLEX/LIGHT INDUSTRIAL
- + 100% LEASED
- + LOCATED IMMEDIATELY OFF CENTRAL AVE.
- + EXCELLENT INVESTOR OPPORTUNITY OR USER.

CAPITOL HEIGHTS, MARYLAND

\$2.65M



MULTI-TENANT FLEX /INDUSTRIAL OFFERING

SAMSON PROPERTIES

PROPERTY HIGHLIGHTS



TOTAL SPACE 16,500 SF



LEASED 100%



MULTI-TENANTS

LONG TERM TENANTS



2 BUILDINGS

CONNECTED MASONRY BUILDING



LOCATION

CLOSE TO THE BUSY CENTRAL AVENUE



WALT

3.8 YEARS



SIGNIFICANT REDUCTION

INVESTMENT RATIONALE:

Recently renovated (2023–2025) with 24" functional clear heights and dock/drive-in capabilities, 216 W Hampton offers durable in-place income from two houses of worship and one distribution user. Its infill Capitol Heights location, limited small-bay industrial supply, and proximity to the Capital Beltway support rent stability and long-term value preservation—ideal for investors, users or 1031 exchange buyers.

EXECUTIVE SUMMARY

216 W Hampton Avenue is a ±16,500 SF multi-tenant flex/light industrial property just off Central Avenue in Capitol Heights, Maryland. Two connected masonry buildings plus an adjacent ±7,000 SF lot (conveys with sale) create expansion or additional parking potential. The asset is fully leased to three tenants with stable uses and benefits from excellent access to I-495 and Washington, D.C.

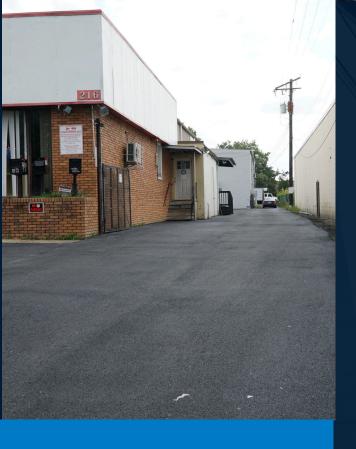


INVESTMENT HIGHLIGHTS



- Owner/user investment opportunity
- Sizes range from 4,000 SF to 8,500 SF
- Strong, long-term tenancy providing durable and consistent in-place income.
- The warehouse with 24' clear height, dock and drive-in loading
- Ample on-site parking for tenants and visitors.
- Renovated flex (2023) and warehouse (2025) areas
- Conveniently located in close proximity to I-95 and Central Avenue
- Lot Size: ±46,174 SF | Zoning: I-1 –
 Light Industrial
- ±7,000 SF adjacent lot conveys with sale
- ±16,500 SF across two connected masonry buildings
- Ideal for flex, distribution, or light manufacturing
- YEAR BUILT: 1966; RENO: 2023; 2025

Samson Properties exclusively represents the ownership for the sale of **216 W Hampton Ave**, Capitol Heights, Maryland



LISTING DETAILS

\$2,650,000 LIST PRICE

16,500 SF

46,174 SF TOTAL LOT SIZE

I-1
ZONING

216 W HAMPTON AVE

216 W Hampton Avenue Pike, Capitol Heights, MD is two connected masonry buildings containing a total of 16,500 ± square foot flex/light industrial property located close to the busy Central Avenue

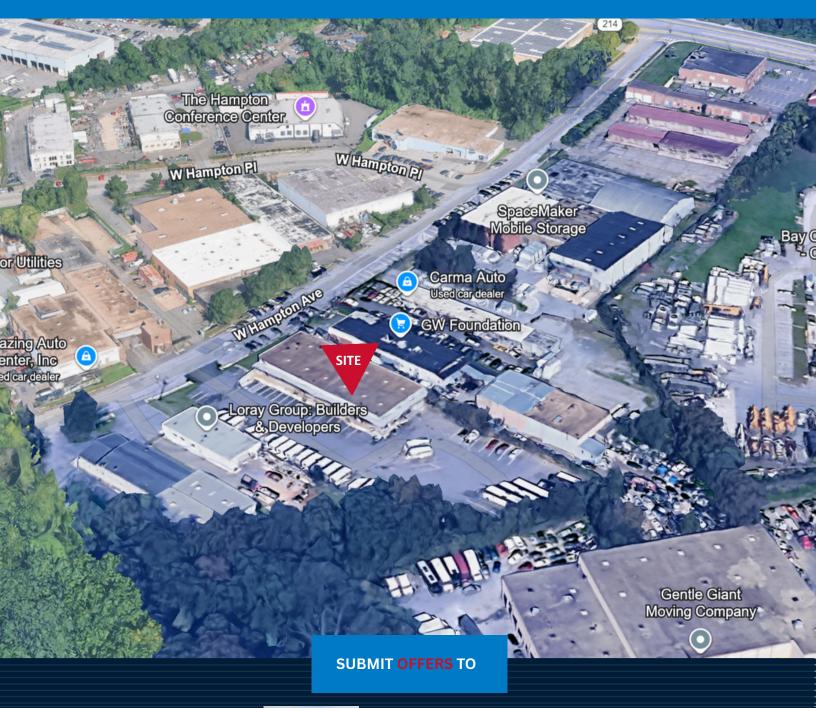
Featuring high ceilings, drive-in bays, and flexible open space, this 16,500± SF property is ideal for light industrial, distribution, or warehouse use. Located just off Central Avenue with quick access to I-495 and Washington, D.C., it offers excellent visibility, easy access, and onsite parking.

216 A	
GROSS BUILDING AREA	8,000 SF
UNITS	2
LEVELS	1

Building A Features - Flex/Office Building - 8,000 SF, Two (2) kitchens, Three (3) bathrooms, Central air conditioning, Gas forced air heating

216 B	
GROSS BUILDING AREA	8.500 SF
UNITS	1
LEVELS	1

Building B Features - Warehouse/manufacturing, 8,500± sf footprint, Dock and drive-in loading, 24' clear ceiling height, mezzanine floor, Gas unit heaters, Separate office area, Three (3) bathrooms.





LEYE OLORUNFEMI LICENCED IN DC, MD & VA

202.386.1652 LEYE@westendpg.com

SAMSON

202.938.0228

1140 3rd St NE Suite 405, Washington, DC 20002

Disclaimer