

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

FULLY LEASED MULTI-TENANT FLEX / INDUSTRIAL OFFERING

PRICE: \$2,650,000.00 | BUILDING SIZE: 16,500 SF | OCCUPANCY: 100%



VISIT [PROPERTY PAGE](#) FOR MORE INFORMATION

MULTI-TENANT FLEX /INDUSTRIAL OFFERING

SAMSON PROPERTIES

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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

EXECUTIVE SUMMARY

216 W Hampton Avenue is a $\pm 16,500$ SF multi-tenant flex/light industrial property just off Central Avenue in Capitol Heights, Maryland. Two connected masonry buildings plus an adjacent $\pm 7,000$ 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 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.



- 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: $\pm 46,174$ SF | Zoning: I-1 – Light Industrial
- $\pm 7,000$ SF adjacent lot conveys with sale
- $\pm 16,500$ 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

PROPERTY
DETAILS

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.

► LISTING DETAILS

\$2,650,000
LIST PRICE

16,500 SF
APPROX TOTAL GBA

46,174 SF
TOTAL LOT SIZE

I-1
ZONING

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.

AERIAL VIEW



SUBMIT OFFERS TO



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Disclaimer
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