

INDUSTRIAL
FOR SALE OR LEASE

4590 GRAPHICS DRIVE
White Plains, MD 20695



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4590 GRAPHICS DRIVE

PROPERTY DESCRIPTION

4560-4590 Graphics Drive is a 104,166± square foot industrial/manufacturing building constructed in 1972, situated on 7.38 acres in White Plains, Charles County Maryland. The property is currently over-parked and over-powered, allowing a broad array of potential uses. There is additional land adjacent to the existing building as well, allowing easy future expansion opportunities.

The building was previously occupied by Automated Graphics Systems (AGS) / R.R. Donnelley. The property is currently vacant allowing a new property owner or tenant to occupy the building for their own needs.

Building Size: 104,166± SF (26,000± SF office / 77,000± SF warehouse)
Demisable down to 15,000± SF

Land: 7.38± acres

Year Built: 1972

Parking: 200 total spaces

HVAC: Fully conditioned (200 tons AC)

Electric: 3-Phase/4-wire, 6,800 AMP, 208v and 480v service

Loading: 8 docks / one lowboy

Ceilings: 17.5' and 16.6' eaves with 20' clear center ceiling height

Columns: 25' x 50' spacing

Interior: Two clear span production areas (11,500 SF (59' x 196')
and 13,500 SF (70'x196')



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CHARLES COUNTY HIGHLIGHTS

- Less than 20 miles from Capital Beltway & Washington DC
- Quality workforce
- Lower cost of living compared to surrounding areas
- Amenity rich areas in Waldorf, MD
- 39th highest income in the US
- #1 highest income minority majority county
- Focused on growth and supporting local businesses

DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD
INCOME

	POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
1 mile	2,340	730	\$132,279
3 miles	52,496	19,185	\$132,695
5 miles	104,972	37,186	\$143,441

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