

INDUSTRIAL PROPERTY FOR SALE



7925-7929 PARSTON DRIVE

District Heights, MD
20747

PROPERTY DESCRIPTION

7925-7929 Parston Drive is an industrial building totaling 26,439± SF. In the past year, the building underwent numerous renovations and improvements, including a new roof, new exterior staircase, new curb and gutter, six new loading doors, updated loading platform for 53' tractor trailers, resurfaced interior floor, and new HVAC for existing office. With quick access to suburban Maryland, DC, and northern Virginia, this building presents an excellent opportunity for industrial owner-users or investors.



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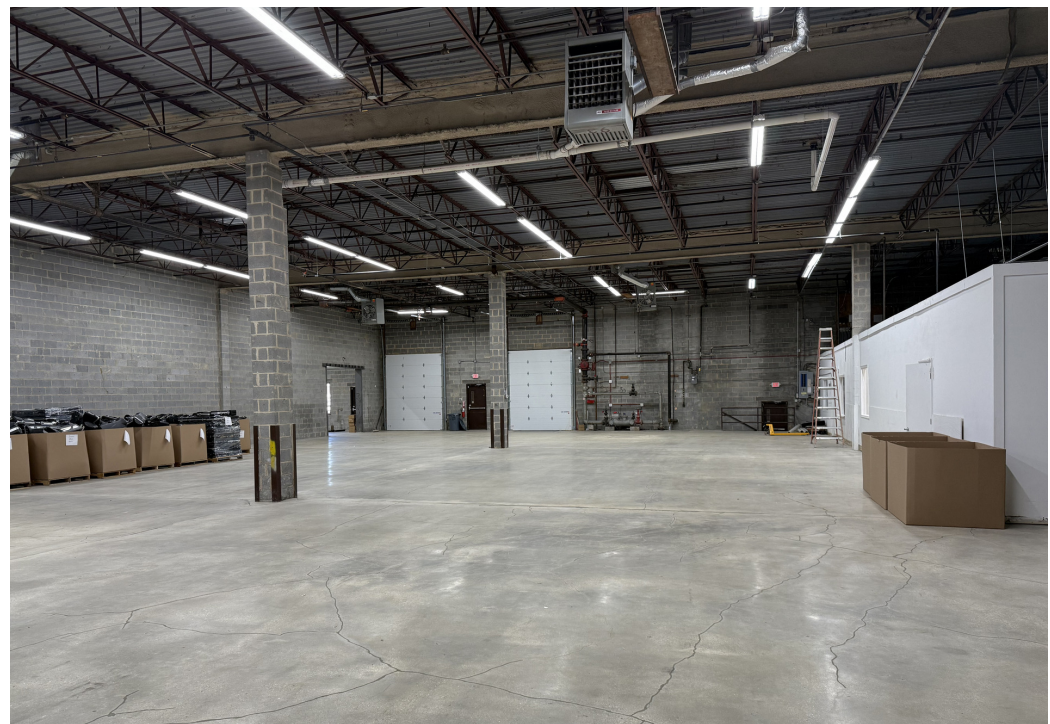


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PROPERTY HIGHLIGHTS

- Renovated warehouse totaling 26,439± SF (95% warehouse / 5% office) on 1.01± acres
- Underwent the following improvements in the past year: new roof (2025), new exterior staircase, new curb and gutter, updated loading platform for 53' tractor trailers, resurfaced interior floor, new HVAC for existing office
- 6 new garage/loading doors
- Ability to demise for multiple tenants
- Zoned I-E (Industrial Employment)
- 18' clear ceiling height
- Fully sprinklered (wet system)
- Fenced and secure with ample parking
- 600amps; 120/208v 3-phase power, with three meters
- Immediate access to the Capital Beltway (I-495/I-95), Pennsylvania Avenue (Route 4) and Suitland Parkway
- Great for serving Washington DC, Northern Virginia and Maryland suburbs
- Nearby amenities offer various services, including grocery shopping, restaurants, gas & convenience stations, banks, and more



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