



For Lease  
4764 Clifton Road  
Temple Hills, MD 20748

Industrial Service Facility with Outdoor Storage  
13,300 SF with 2.5 Usable Acres



# Property Overview

Located at 4764 Clifton Road, this versatile industrial site is in the beginning stages of demolition of the existing house and older bay building. When complete it will offer three ideal leasing options for a variety of users.

## 3 Leasing Options Available...

### Option 1: Full Property

#### 2 Service Facilities Available

- \* +/-7,200 SF & +/-6,100 SF
- \* 2.5 Acres of Usable Industrial Outdoor Storage
- \* 12 Drive-in Doors
- \* Paved, Fenced & Secured

<b>Service Facility 1</b>	7,200 SF
Industrial Outdoor Storage	1.5 Acre Usable IOS
Clear Height	17'
Loading	6 Drive-in Doors (12'x14')
Office	± 967 SF New Office
Power	200-amp, 120/240-volt

<b>Service Facility 2</b>	6,100 SF
Industrial Outdoor Storage	1 Acre Usable IOS
Clear Height	18'
Loading	6 Drive-in Doors (12'x14')
Office	± 1,100 SF Office
Power	200-amp, 120/240-volt



# Property Overview

## Option 2: LOT 1

Service Facility 1	7,200 SF
Industrial Outdoor Storage	1.5 Acre Usable IOS
Clear Height	17'
Loading	6 Drive-in Doors (12'x14')
Office	900 SF New Office
Power	200-amp, 120/240-volt



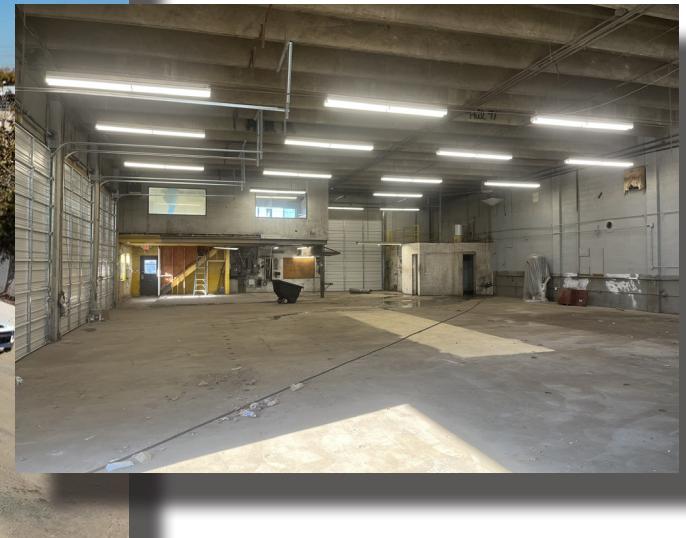
## Option 3: LOT 2

Service Facility 2	6,100 SF
Industrial Outdoor Storage	1 Acre Usable IOS
Clear Height	18'
Loading	6 Drive-in Doors (12'x14')
Office	± 1,100 SF Office
Power	200-amp, 120/240-volt



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Service Facility 1



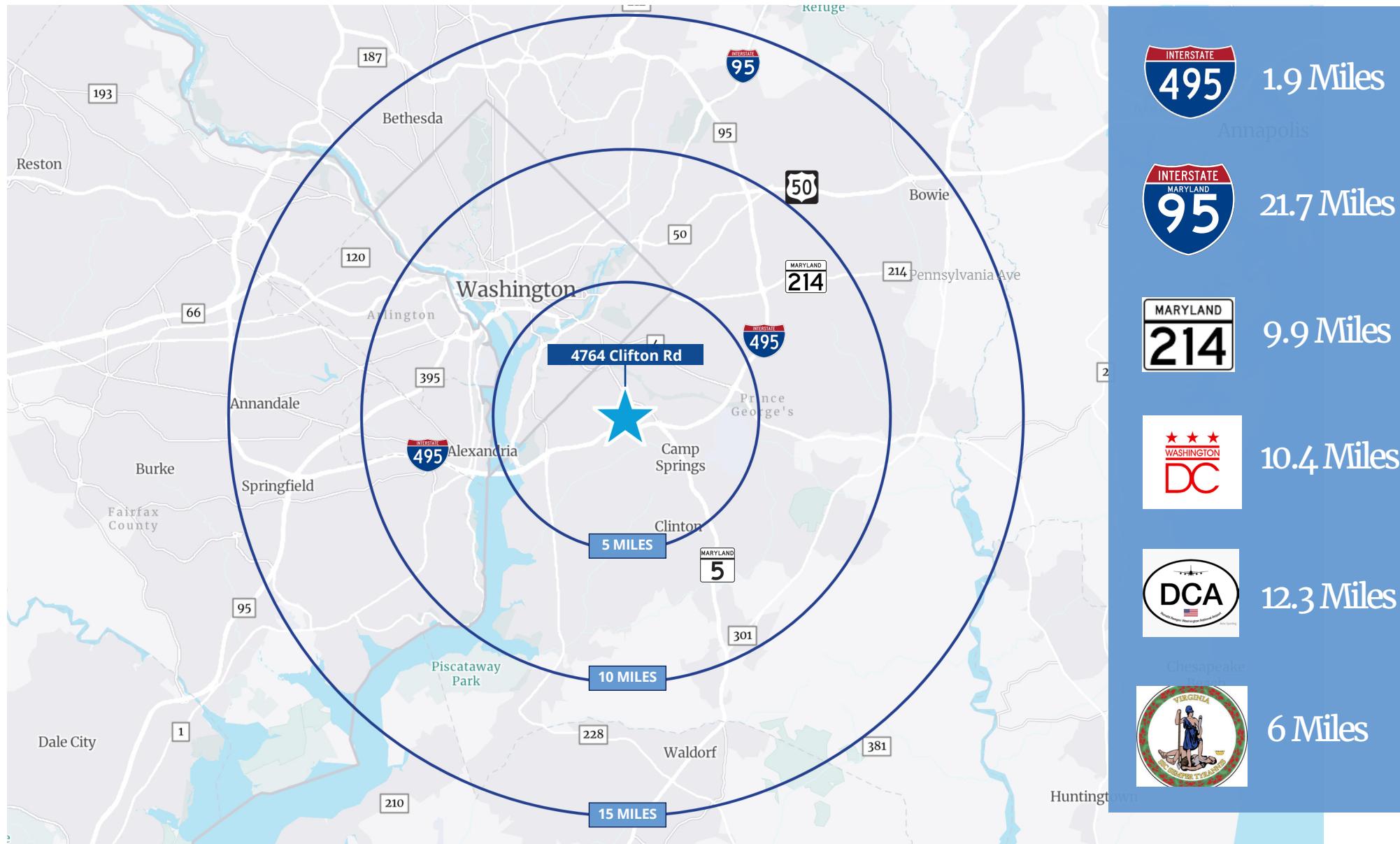
Service Facility 2



# Driving Distances

With direct access to major transportation arteries including I-495, I-95, and Pennsylvania Avenue, the site ensures seamless regional and interstate logistics, while being just minutes from downtown Washington DC.

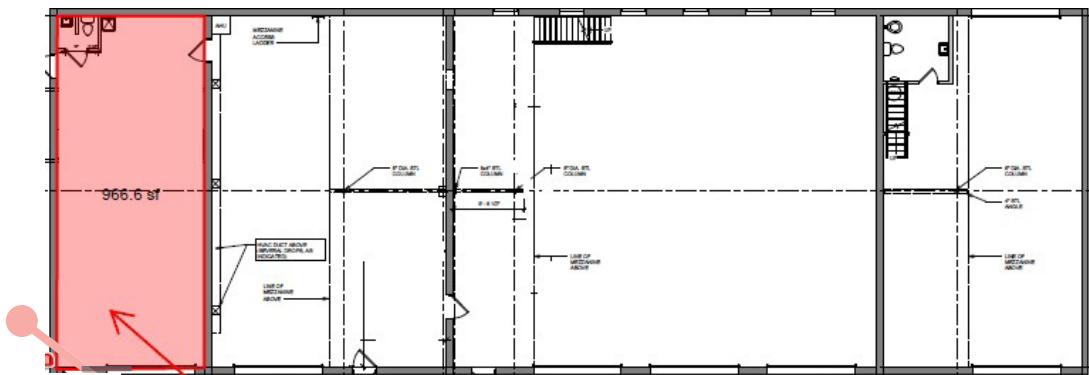
The location also places businesses within reach of key Mid-Atlantic markets, including Baltimore, Washington DC and Philadelphia, enhancing distribution capabilities across the region.



# Site Prospects

Located at 4764 Clifton Road, this versatile industrial site offers direct access to I-495, I-95, and is zoned I-E with oversized drive-in bays and outdoor storage. This property is built for operational efficiency.

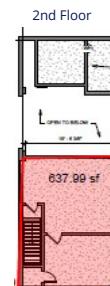
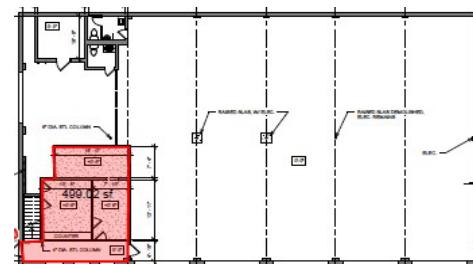
## Option 2 - 7,200 SF Bldg



## Option 1 - Full Property 7,200 SF & 6,100 SF Bldg



### Option 3 - 6,100 SF Bldg





## Contact us:

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