



4750 CLIFTON RD

TEMPLE HILLS, MD 20748

FOR
SALE



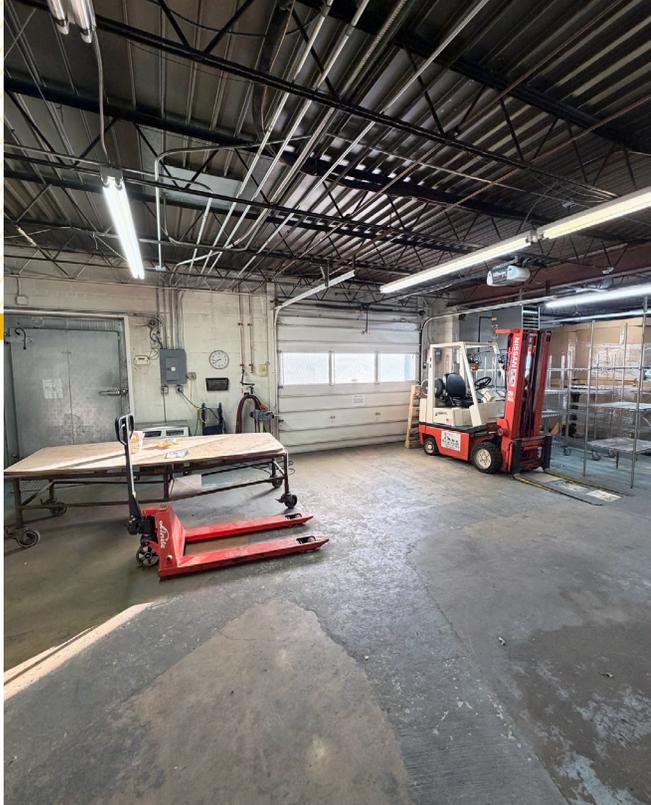
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COMMERCIAL REAL ESTATE SERVICES, LLC

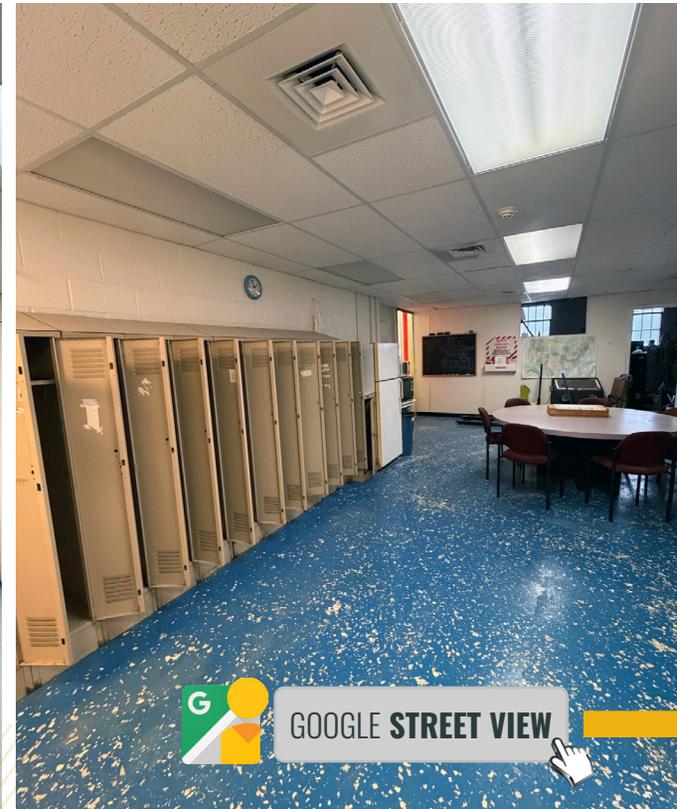
PROPERTY OVERVIEW

HIGHLIGHTS:

- Multi-zoned Freezer/Cooler Space
- Commercial food processing area - Equipment comes with sale
- Large dehydrator
- Warehouse/employee break room
- Drive in door/Dock Accessible
- Fenced and Gated with ingress/egress from both sides of property



BUILDING SIZE:	6,720 SF ±
LOT SIZE:	0.38 ACRES ±
YEAR BUILT:	1966
LOADING:	TWO (2) DRIVE-IN
PARKING:	1.39/1,000 SF
ZONING:	INDUSTRIAL, EMPLOYMENT (IE)
SALE PRICE:	\$1,650,000



INCLUDED EQUIPMENT

Equipment

- Belt-o-Matic Dehydrator (Value \$160,000)
- Vmag 500 Vacuum Stuffer Robot
- Westar Mini Dumper 100 (2 Available)
- Linde Electric Pallet Jack
- Clarke Pallet Scale
- Horizontal Bag Sealer
- Vertical Bag Sealer
- Dimplex Chiller (for Repak) Never Used
- Scissor Lift Dolly Table
- Strapping Machine
- Air Compressor/Dryer Ingersol Rand
- Air Compressor
- Shelf Truck (Rolling Wire Racks)
- Commercial Dehumidifier
- Assorted Dollies, Wagons, Carts, Hand Trucks, Pallet Jacks, Tables, and Racks/Shelving
- Multiple Convection Ovens (Gas)
- Assorted Scales for Meat/Veg and Verifying Finished Product Weights
- Office Furniture and Equipment: Telephone System, Copiers, File Cabinets, Desks, Chairs
- Security Cameras and DVR
- Manuals, Maintenance Records, Accessories All Included as Available

Freezers*

- | | |
|------------------|-------------------------|
| • Walk-in Fridge | 12x24 |
| • Freezer | 12x12 |
| • Freezer | 12x16 |
| • Freezer | 8x10 |
| • Freezer | 18x26
2 compartments |
| • Freezer | 10x50
3 compartments |

*Value including panels, refrigeration, and custom installation is at least \$250,000



AERIAL

 DRIVE-IN

CLIFTON RD

STAMP RD



ADDITIONAL STORAGE OF MATERIALS/PACKAGING



TRADE AREA

DRIVING DISTANCE TO:

5 1.8 MILES
5 MIN. DRIVE

95 14 MILES
23 MIN. DRIVE

495 2.7 MILES
7 MIN. DRIVE

REAGAN NATIONAL
11.5 MILES
25 MIN. DRIVE

AMERICA'S AIRFIELD
6.8 MILES
18 MIN. DRIVE

BALTIMORE, MD 43.9 MILES
1 HR. 26 MIN.

WASHINGTON, DC 11.6 MILES
34 MIN.

PHILADELPHIA, PA 145 MILES
3 HRS. 10 MIN.

RICHMOND, VA 110 MILES
2 HRS. 4 MIN.



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