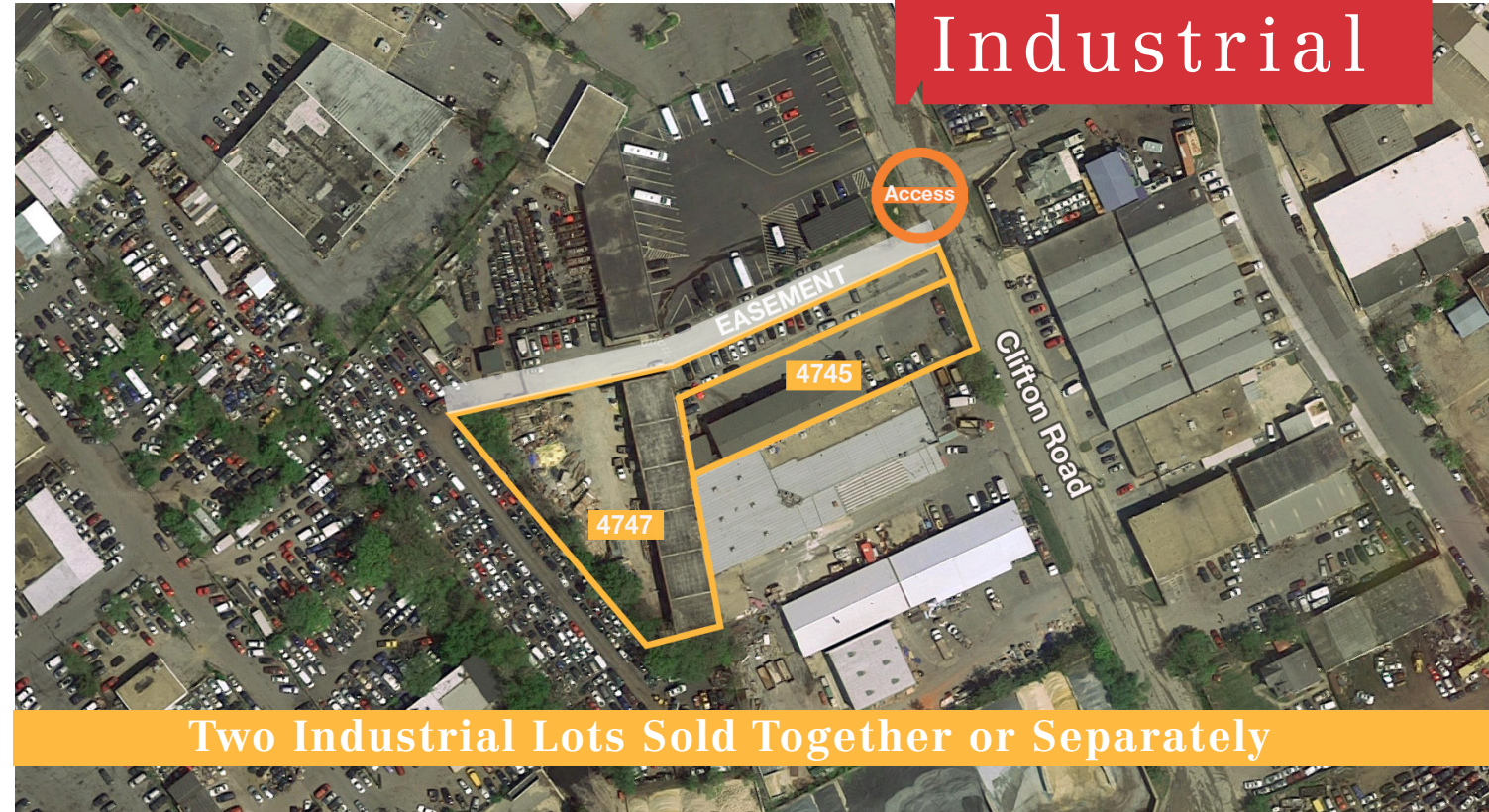


Portfolio Sale
Industrial



Naimichael

Portfolio Sale
Industrial



Two Industrial Lots Sold Together or Separately

4745 & 4747 Clifton Road

Temple Hills, Prince George's County, Maryland 20748

Property Description

- **4745 Clifton Rd - Approx. 8,460 SF Warehouse | Office**
 - Land 35,546 SF (± .83 Acres)
 - Two (2) stories
 - 15' Clear Ceiling Height
 - Seven (7) Drive-Ins (4 with Lifts)
 - 17 Surface parking spaces on-site (1.77/1,000 SF)
- **4747 Clifton Rd - Approx. 13,500 SF Warehouse**
 - Land 20,719 SF (± .48 Acres)
 - Two (2) stories
 - 16' Clear Ceiling Height
 - Six (6) Drive-Ins (4,000 SF)
 - 15 Surface parking spaces on-site (1.77/1,000 SF)
- Zoned I-1 (Light Industrial)
- Located in the Branch Avenue Corridor
- Close to many amenities and Branch Ave Metro

Amenties Near Property:

Public Transportation	Minutes	Miles
National Harbor:	3	0.6
The Shops at Iverson:	7	1.4
Kaiser Permanente:	6	1.9
Monster Auto Group:	1	0.4
Ultimate Auto Group:	2	0.4
Enterprise Rent-A-Car:	2	0.2

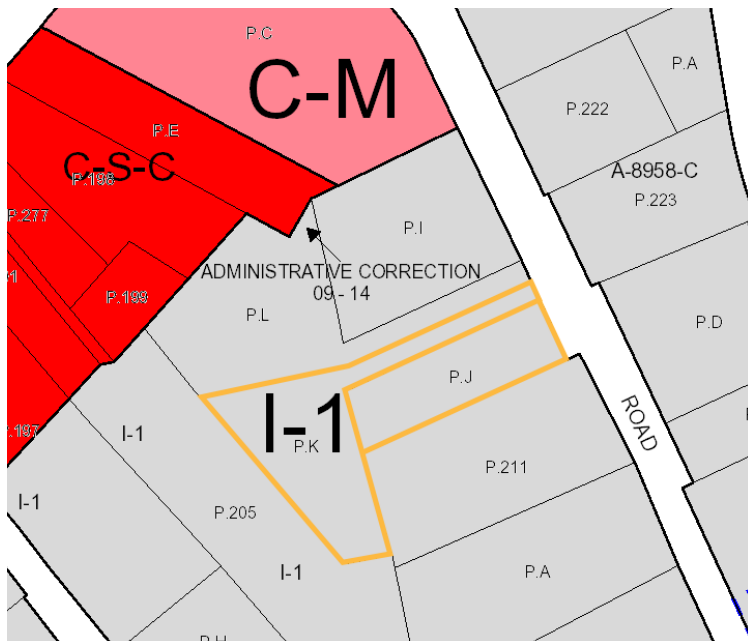
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

PRICE: Withheld

10100 Business Parkway • Lanham, Maryland 20706

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Demographics

	1 mile	3 mile	5 mile
Population	11,156	156,386	366,549
Households (HH)	4,637	62,552	144,457
Avg HH Income	\$81,734.50	\$73,215.74	\$78,887.64

(Claritas Spotlight 2019 Est's)

Traffic Count - St. Barnabas Road at Clifton Rd:

35,711 vpd per MDSHA 2017

For more information:

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