

FOR
SALE

216 W Hampton Ave

INVESTMENT HIGHLIGHTS

- + 16,500 SF FLEX/LIGHT INDUSTRIAL
- + 100% LEASED
- + LOCATED IMMEDIATELY OFF CENTRAL AVE.
- + EXCELLENT INVESTOR OPPORTUNITY OR USER.

CAPITOL HEIGHTS, MARYLAND

\$2.5M

FULLY LEASED MULTI-TENANT FLEX / INDUSTRIAL OFFERING

PRICE: \$2,500,000.00 | BUILDING SIZE: 16,500 SF | OCCUPANCY: 100%



VISIT **PROPERTY PAGE** FOR MORE INFORMATION

MULTI-TENANT FLEX / INDUSTRIAL OFFERING

SAMSON PROPERTIES

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PROPERTY HIGHLIGHTS



TOTAL SPACE
16,500 SF



LEASED
100%



MULTI-TENANTS
LONG TERM
TENANTS



2 BUILDINGS
CONNECTED
MASONRY BUILDING



LOCATION
CLOSE TO THE BUSY
CENTRAL AVENUE



WALT
3.8 YEARS



SIGNIFICANT
REDUCTION

EXECUTIVE SUMMARY

216 W Hampton Avenue is a $\pm 16,500$ SF multi-tenant flex/light industrial property just off Central Avenue in Capitol Heights, Maryland. Two connected masonry buildings plus an adjacent $\pm 7,000$ SF lot (conveys with sale) create expansion or additional parking potential. The asset is fully leased to three tenants with stable uses and benefits from excellent access to I-495 and Washington, D.C.



INVESTMENT RATIONALE:

Recently renovated (2023) with 24" functional clear heights and dock/drive-in capabilities, 216 W Hampton offers durable in-place income from two houses of worship and one distribution user. Its infill Capitol Heights location, limited small-bay industrial supply, and proximity to the Capital Beltway support rent stability and long-term value preservation—ideal for investors, users or 1031 exchange buyers.



- Owner/user investment opportunity
- Sizes range from 4,000 SF to 8,500 SF
- Strong, long-term tenancy providing durable and consistent in-place income.
- The warehouse with 24' clear height, dock and drive-in loading
- Ample on-site parking for tenants and visitors.
- Renovated flex (2023) and warehouse (2025) areas
- Conveniently located in close proximity to I-95 and Central Avenue
- Lot Size: ±46,174 SF | Zoning: I-1 – Light Industrial
- ±7,000 SF adjacent lot conveys with sale
- ±16,500 SF across two connected masonry buildings
- Ideal for flex, distribution, or light manufacturing
- YEAR BUILT: 1966; RENO: 2023; 2025

Samson Properties exclusively represents the ownership for the sale of **216 W Hampton Ave**, Capitol Heights, Maryland

RENT ROLL

TENANT	SUITE	SIZE (SF)	TERM END	MONTHLY RENT	ANNUAL RENT	PSF	NOTE
CELETIAL CHURCH OF CHRIST	1	4,000	2028	\$4,700.00	\$56,400.00	\$14.10	House of worship Tenant extending lease to 2028
JERUSALEM BIBLE CHURCH	2	4,000	2026	\$4,000.00	\$48,000.00	\$12.00	House of worship
IGLESIA DE PENTECOSTAL	1	8,500	2030	\$12,500.00	\$150,000.00	\$17.65	Distribution Center

FINANCIAL SUMMARY

NOI (Approximate)	\$217,600.00
CAP RATE	8.4 - 8.63%
ASKING PRICE	\$2,500,000.00



LEASE STRUCTURE (MODIFIED GROSS)

Landlord pays property taxes, insurance, and exterior/structural maintenance. Tenants pay utilities (electric, gas, etc.) and interior maintenance of their respective spaces.

CATEGORY	ANNUAL COST (\$)	COST PER SF (\$)
REAL ESTATE TAXES	\$24,196.00	1.47
INSURANCE	\$9,000.00	0.55
MAINTENANCE	\$3,600.00	0.21
TOTAL OPERATING EXPENSES	\$36,796.00	2.23





SUBMIT OFFERS TO



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