

# FREESTANDING INDUSTRIAL + OUTDOOR STORAGE FOR LEASE

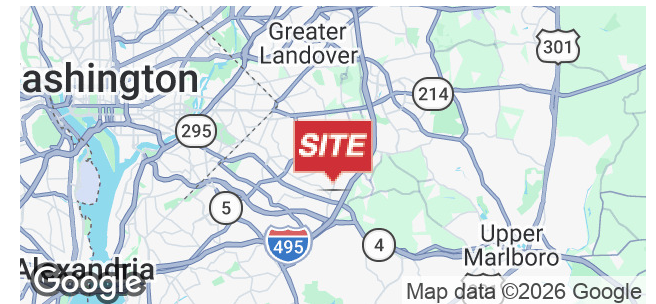


## 2918 RITCHIE ROAD

District Heights, MD  
20747

### PROPERTY DESCRIPTION

2918 Ritchie Road is a 15,000± SF freestanding industrial building with a fully fenced and secured outdoor storage area. The building is currently configured with approximately 4,688 SF of office/showroom space and 10,312 SF of warehouse area, making it well suited for businesses requiring indoor operations along with industrial outside storage. The property is zoned IE (Industrial Employment), allowing for a wide range of industrial and service-oriented users. The site includes a fully fenced and secured yard, functional loading options, and strong power capacity. With immediate access to several major roadways, the location supports efficient regional operations across the Washington, D.C. metropolitan area.



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# Industrial Property For Lease

## 2918 RITCHIE RD, DISTRICT HEIGHTS, MD 20747

### PROPERTY HIGHLIGHTS

- 15,000 SF total - 4,688± SF office/showroom and 10,312± SF warehouse
- 1.24-acre lot with fenced and secured IOS
- Zoned IE – Industrial Employment
- One at-grade drive-in door (approx. 12' W x 14' H)
- One dock-high door (approx. 8' x 8')
- 20' to deck / 18' to joist ceiling height throughout building
- 800 AMPS, 3-phase power
- Fully sprinklered + gas-fired warehouse heaters
- Great signage opportunity
- Immediate access to the Capital Beltway (I-495/I-95)
- Direct routes to Pennsylvania Avenue (MD-4) and Suitland Parkway
- Convenient for logistics, service, and operations covering D.C. and surrounding suburbs
- LEASE RATE: \$25,000 per month NNN



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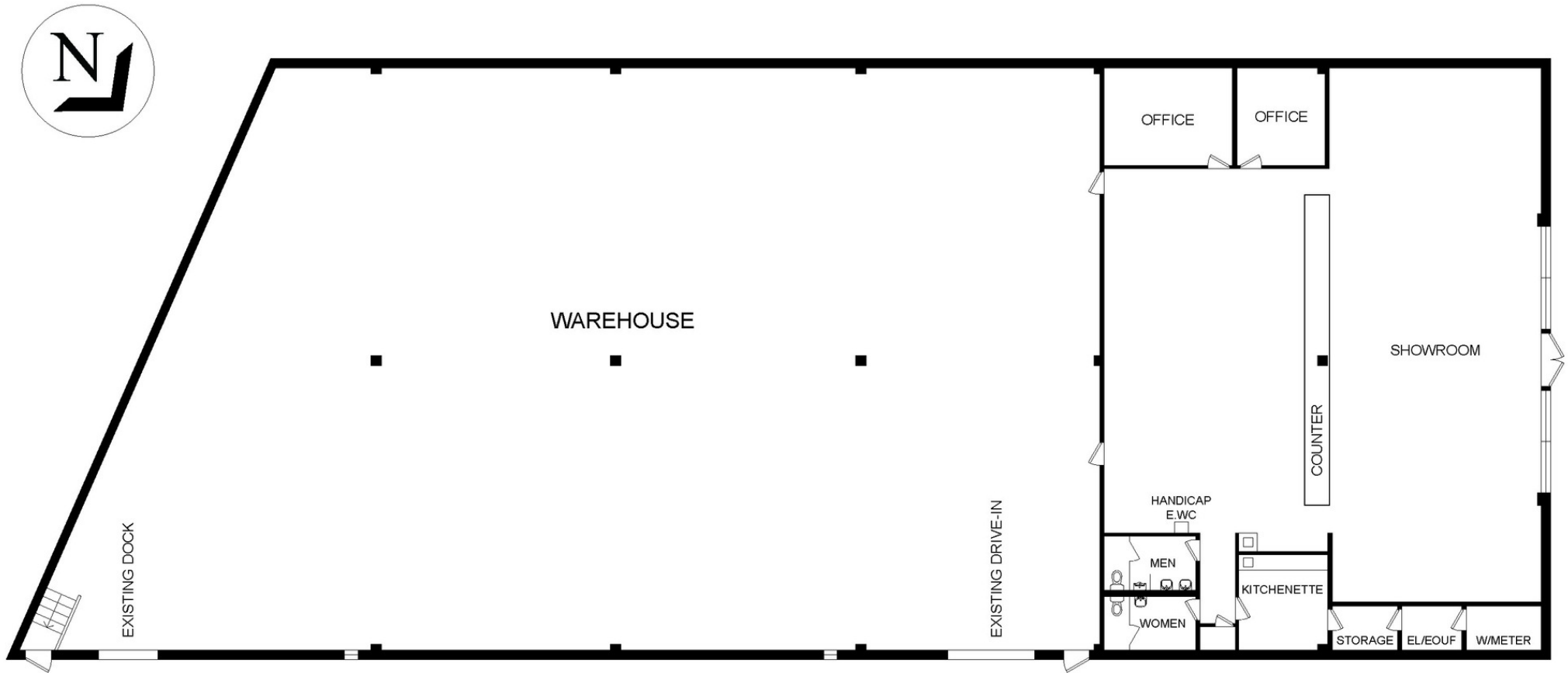
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# FLOOR PLAN