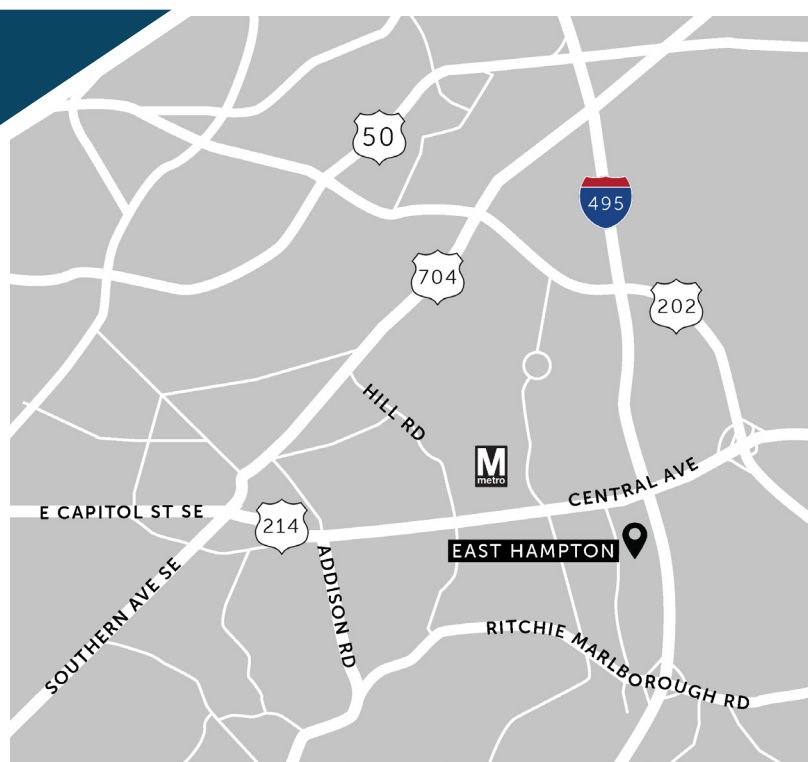




MINUTES TO
THE BELTWAY

LOCATION

- Minutes from the Capital Beltway at Central Avenue, providing direct connection to major East Coast highways and Washington, D.C.
- Situated in Hampton Business Park, near many fast-casual restaurants, retail and two minutes from Fedex Field



PROPERTY

- A two-building, 117,400 SF Flex/Industrial Property located in Capitol Heights, Maryland
- Zoning: I-1 (light industrial)
- 280/120 volt, 3 phase, 4 wire
- East Building: Drive-in, 16' ceiling height
- West Building: Loading Dock, 20' ceiling height

FOR MORE INFORMATION

CONTACT AUSTIN HERNDON AND WHITNEY ELLIS:
(202)-363-6301
AHERNDON@BMCPROPERTIES.COM
WELLIS@BMCPROPERTIES.COM
WWW.BMCPROPERTIES.COM