

FOR LEASE

1301 Hampton Park Boulevard
Steeplechase International
Capitol Heights, Maryland 20743

Standalone Building
30,609 SF Available

Plug & Play Showroom
with Two ADA Restrooms



HEITMAN

Maryland Industrial

Jason Sullivan, SIOR

Executive Vice President
+1 410 319 2409
jason.sullivan@colliers.com

Melissa Parrish

Associate Vice President
+1 410 319 2412
melissa.parrish@colliers.com

Brian Watts

Executive Vice President
+1 410 446 0203
brian.watts@colliers.com

Retail Leasing

Rob Gray

Vice President
+1 202 728 3532
r.gray@colliers.com



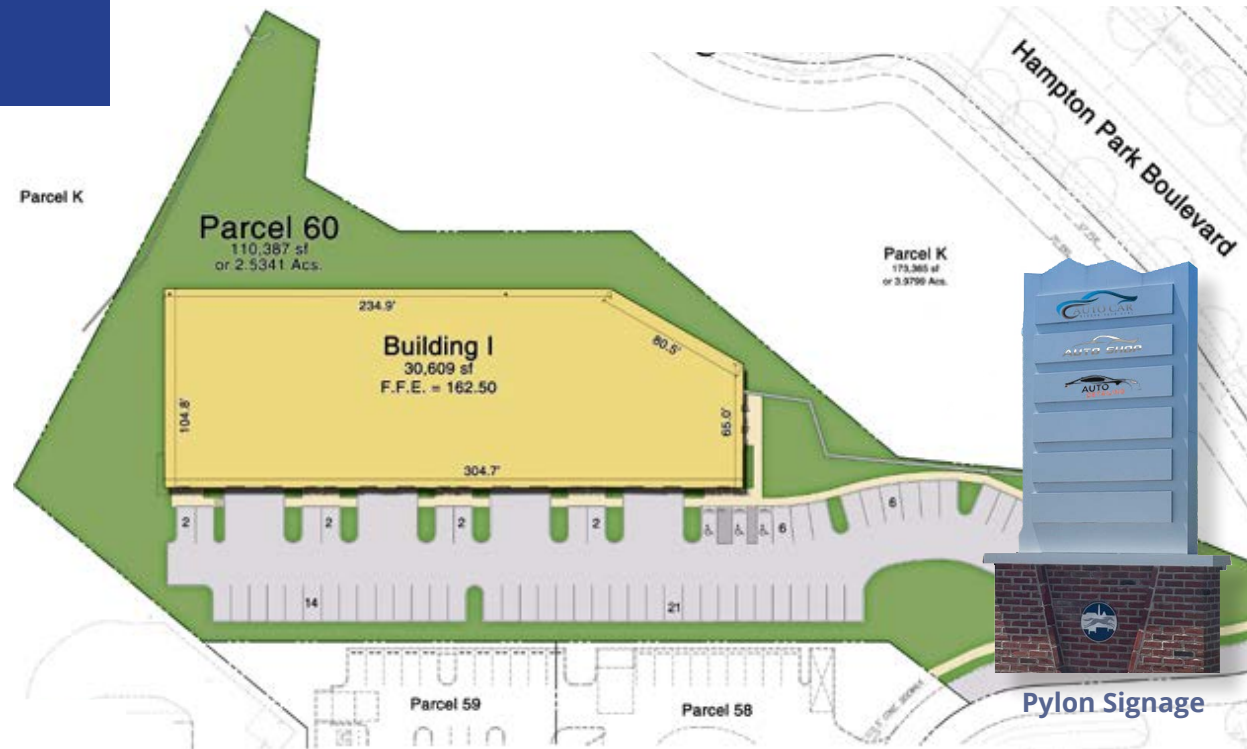
FOR LEASE

Property Overview

Address	1301 Hampton Park Boulevard
Building Area	30,609 SF
Parking	64 paved parking spaces
Primary Electric	2000 amps, 277/480 volt, 3ph, 4w
Roof	TPO over metal deck
Sprinklers	ESFR
Drive-ins	8 (10' x 10')
Lighting	LED
Bay Dimensions	35' x 105'
Column Spacing	35' x 35'
Ceiling Height	18'

Additional Highlights

- Gas-fired ceiling mounted heaters
- Immediate access to I-95/I-495
- Outstanding signage/visibility
- Abundant retail amenities within walking distance
- Plug & Play Showroom with Two ADA Restrooms



FOR LEASE

Building Floor Plan



30,609 SF

TOTAL AVAILABLE

FOR LEASE

Location & Market Drivers



1301 Hampton Park Blvd

White Cap
Distribution Center

Frito Lay

REXEL

Hilldrup

Alaking Ct

13

95

Capital Beltway

95

Capital Beltway

Advance
Auto Parts
SONIC
Wawa
TIRES PLUS
TOTAL CAR CARE

Starbucks
Jersey Mike's
Sonic Drive-Ins

ups THE UPS STORE
IRIE CAFE
JAMAICAN GRILLE
Concentra meze
SUBWAY
verizon
NAVY FEDERAL CREDIT UNION
FIVE GUYS

AT&T REGENCY POPEYES Pohanka Honda
DSW
Patient First
BJ's Olive Garden ALDI Residence INN
McDonald's TJ-maxx HOBBY LOBBY ASHLEY FLOOR DECOR

Colliers

1301 Hampton Park Boulevard

13

FOR LEASE

Demographics & Location

Washington



Adjacent to I-95/I-495



4 miles to DC



10 miles to Reagan
National Airport



13 miles to
Northern Virginia



28 miles to
BWI Airport



32 miles to
Baltimore

1301 Hampton Park Boulevard

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Total Population	6,444	82,585	257,017	Daytime Population	8,145	73,838	33,292
Total Households	2,231	33,187	100,023	Employee Population	5,556	42,919	211,285
Average HH Income	\$138,377	\$114,515	\$117,047	Total Businesses	496	3,265	7,070

1301 Hampton Park Boulevard

FOR LEASE

1301 Hampton Park Boulevard

Steeplechase International
Capitol Heights, Maryland 20743

Colliers

Maryland Industrial

Jason Sullivan, SIOR

Executive Vice President
+1 410 319 2409
jason.sullivan@colliers.com

Melissa Parrish

Associate Vice President
+1 410 319 2412
melissa.parrish@colliers.com

Brian Watts

Executive Vice President
+1 410 446 0203
brian.watts@colliers.com

Retail Leasing

Rob Gray

Vice President
+1 202 728 3532
r.gray@colliers.com