



26 Industrial Park Dr

26 Industrial Park Dr, Waldorf, MD 20602

Prime Restoration

Gibson Enterprise, Inc DBA Prime Restoration Servi

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(301) 481-8280



26 Industrial Park Dr

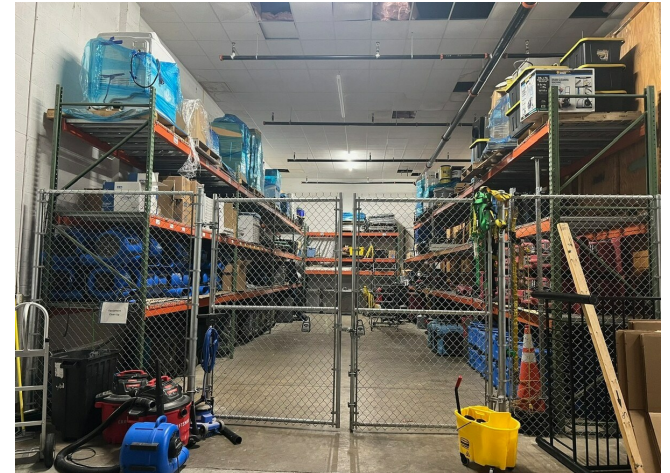
\$5,200,000

This industrial property offers a functional and adaptable layout designed to support a wide range of operational needs. Located in Waldorf's established industrial corridor, the site provides convenient access to major regional routes, including U.S. Route 301 and Maryland Route 5, ensuring efficient connectivity to the Washington, D.C. metropolitan area and surrounding markets.

The building's configuration accommodates warehousing, distribution, and light manufacturing uses, with features that support streamlined logistics and workflow. Ample on-site parking and maneuvering space enhance accessibility for employees and delivery vehicles. The property's location within a business-friendly environment positions it as a practical solution for companies seeking a well-connected base of operations in Southern Maryland.

Nearby...

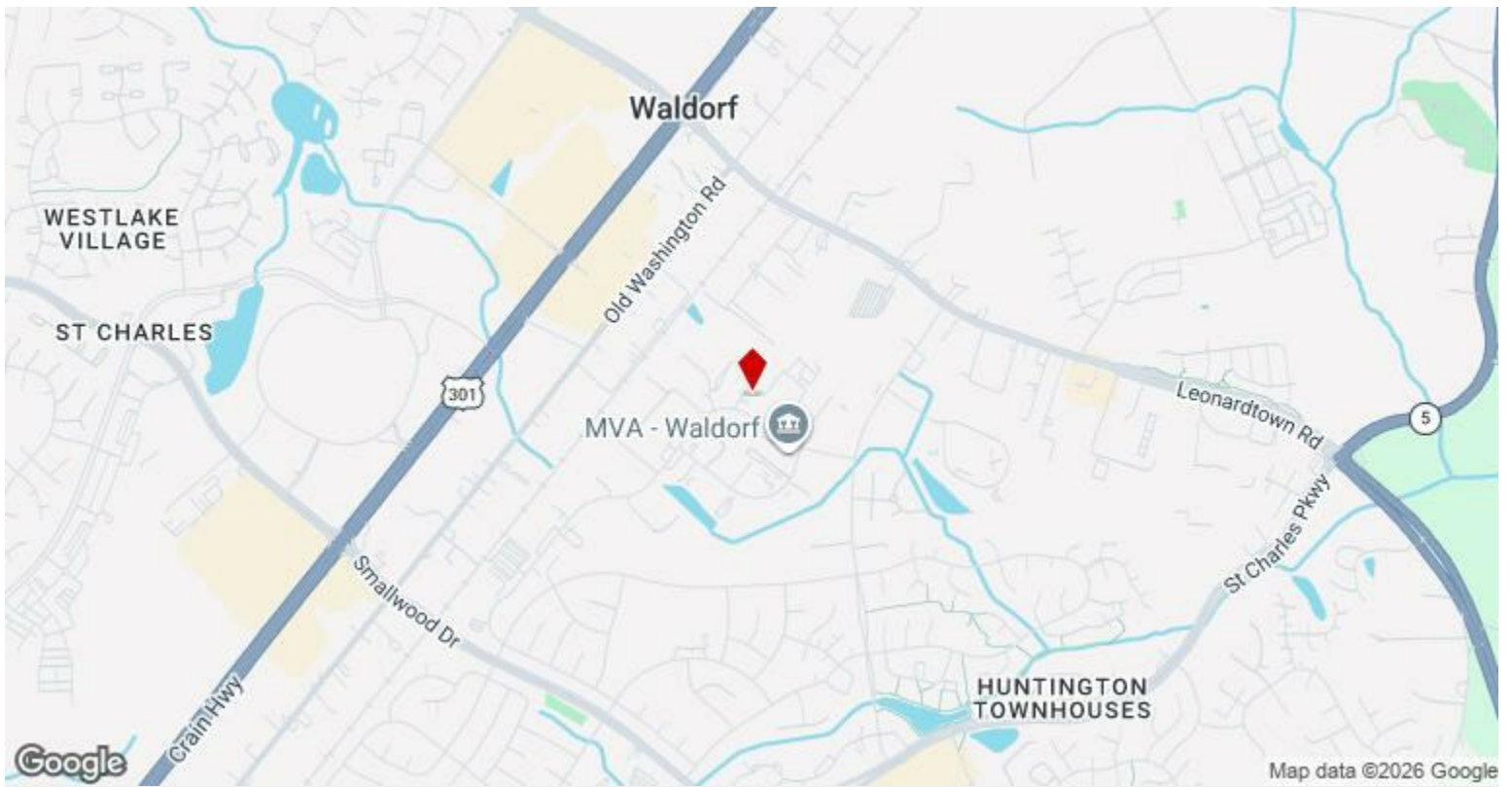
- Convenient access to U.S. Route 301 and MD RTE 5
- Functional layout suitable for warehouse & distribution
- Located within an established industrial park



Price:	\$5,200,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	2.14 AC
Gross Building Area:	18,236 SF
Rentable Building Area:	16,656 SF
No. Stories:	1
Year Built:	1979
Tenancy:	Multi
Parking Ratio:	0.54/1,000 SF
No. Dock-High Doors/Loading:	1
No. Drive In / Grade-Level Doors:	2
Zoning Description:	PUD

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Artistic Elevator Interiors	-	
Duraclean	-	
Gibson Enterprises Inc	-	

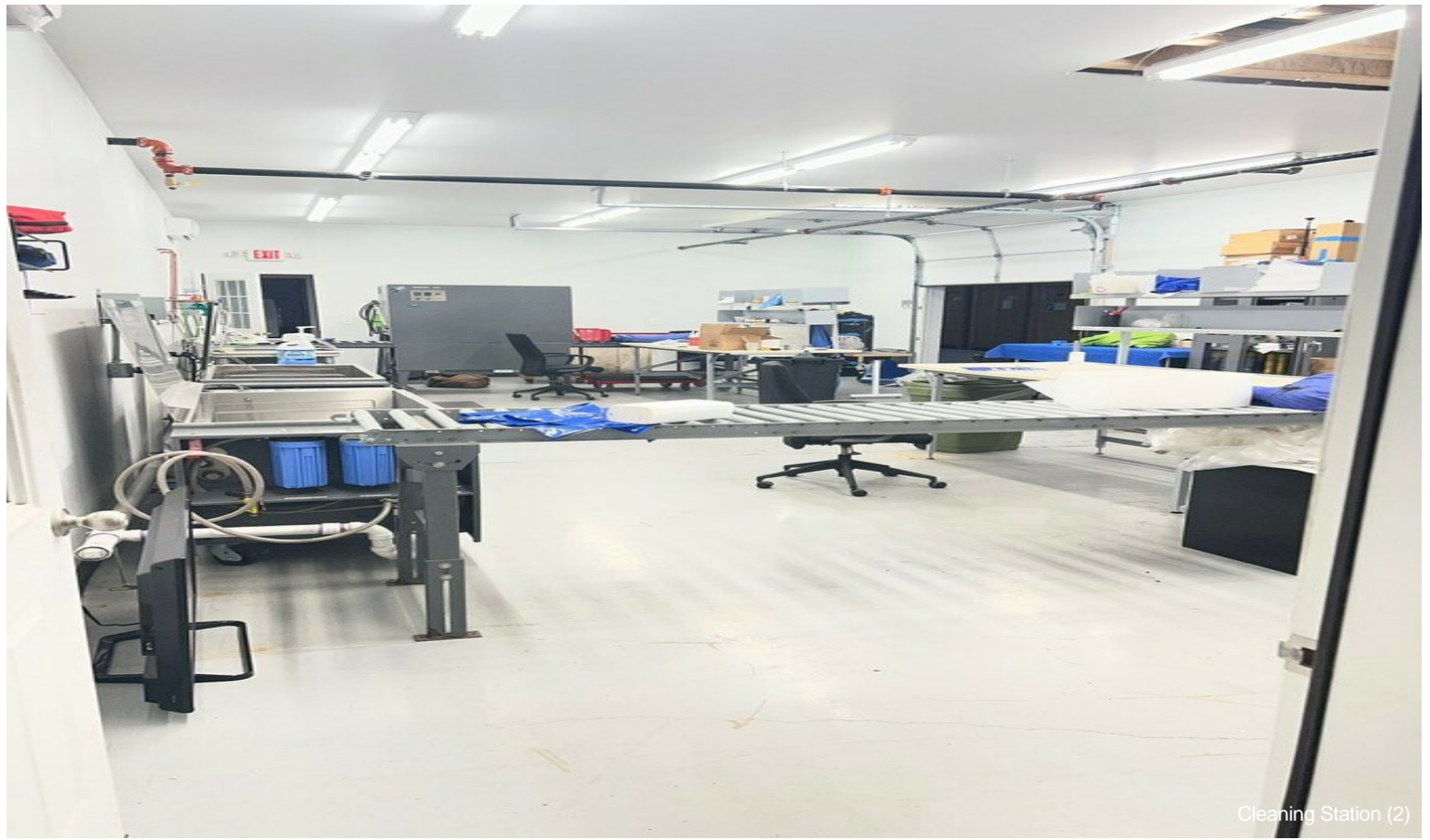


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Property Photos



Property Photos



Cleaning Station (2)

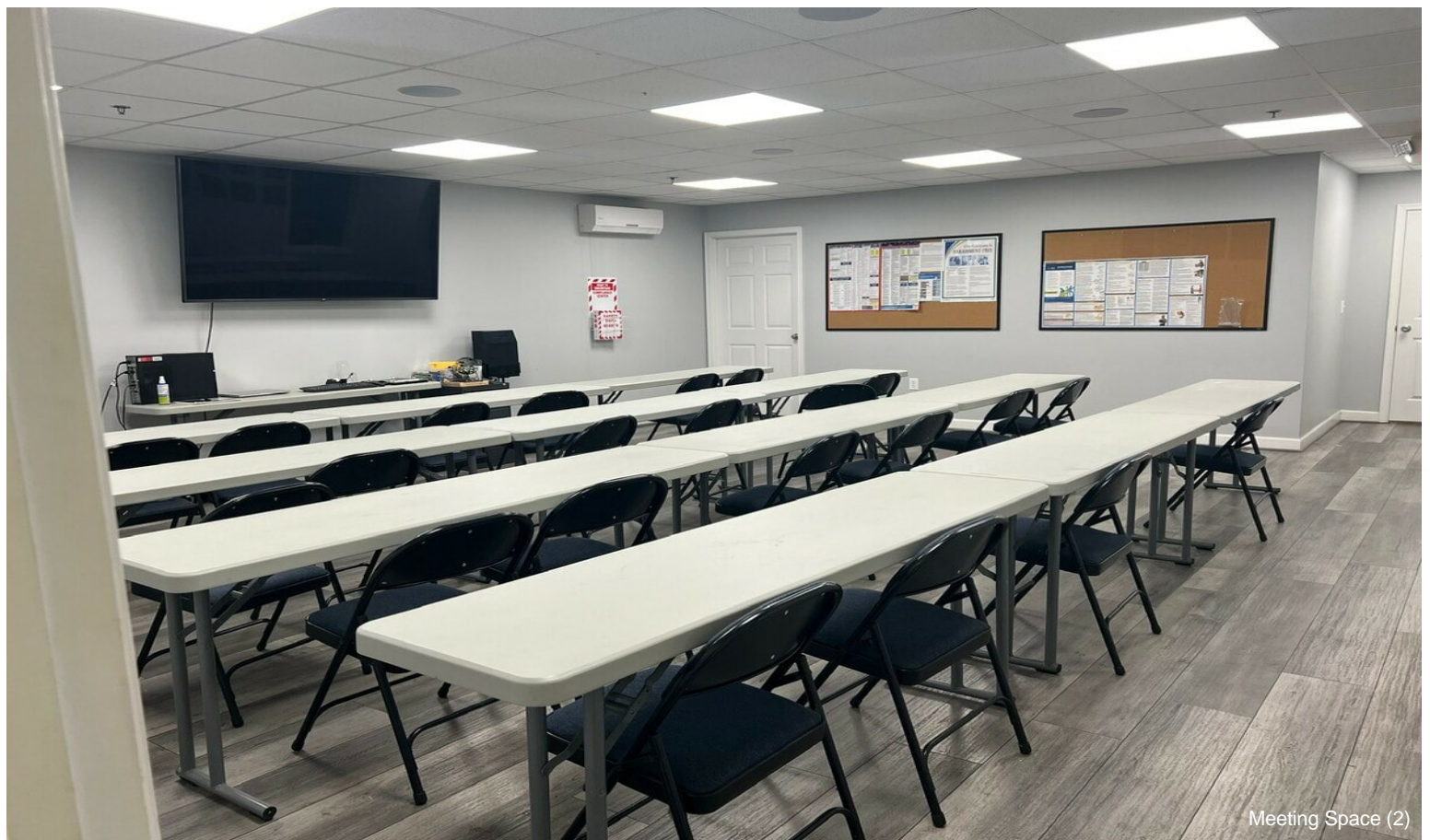


Cleaning Station

Property Photos



Kitchen

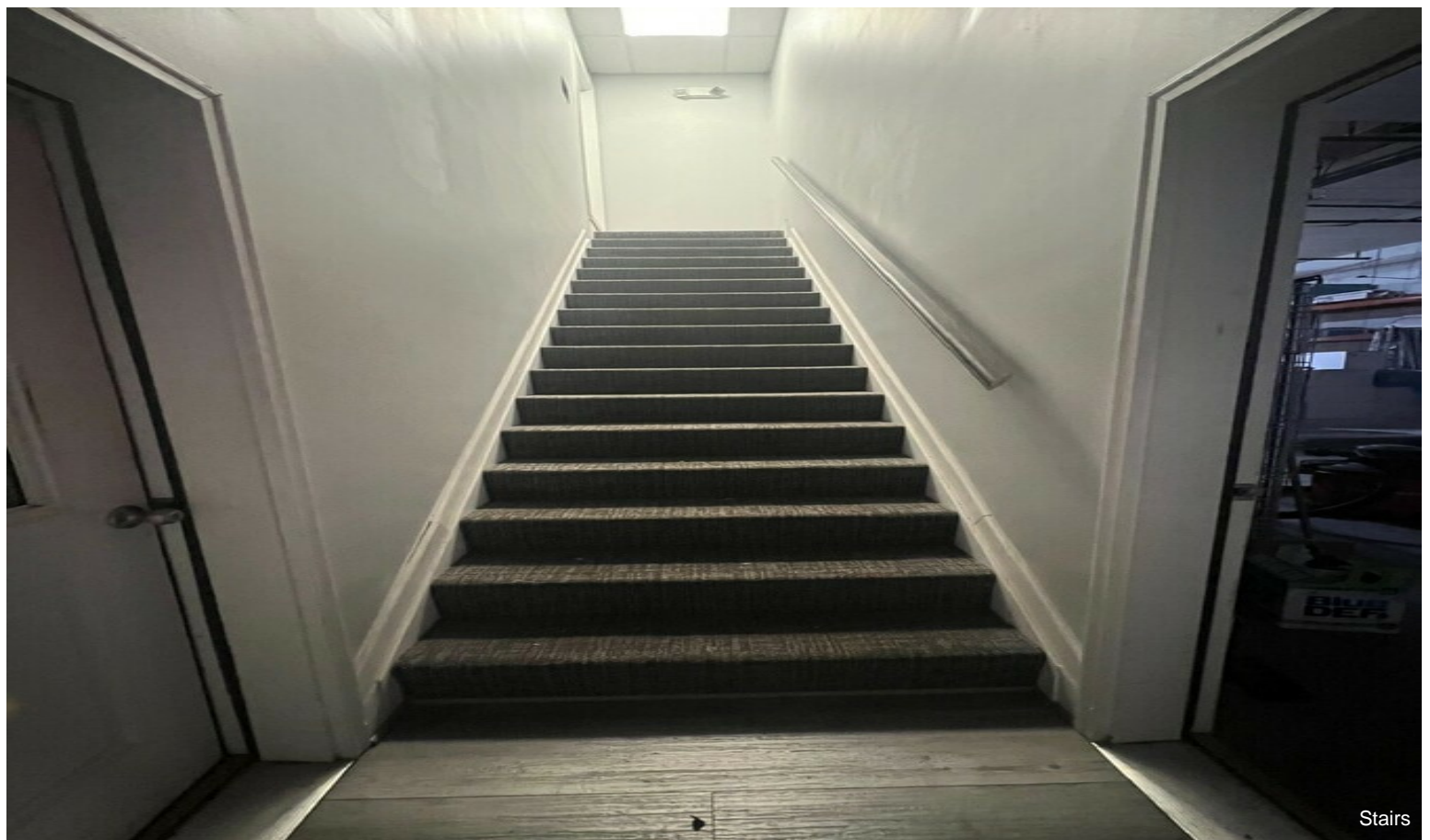


Meeting Space (2)

Property Photos

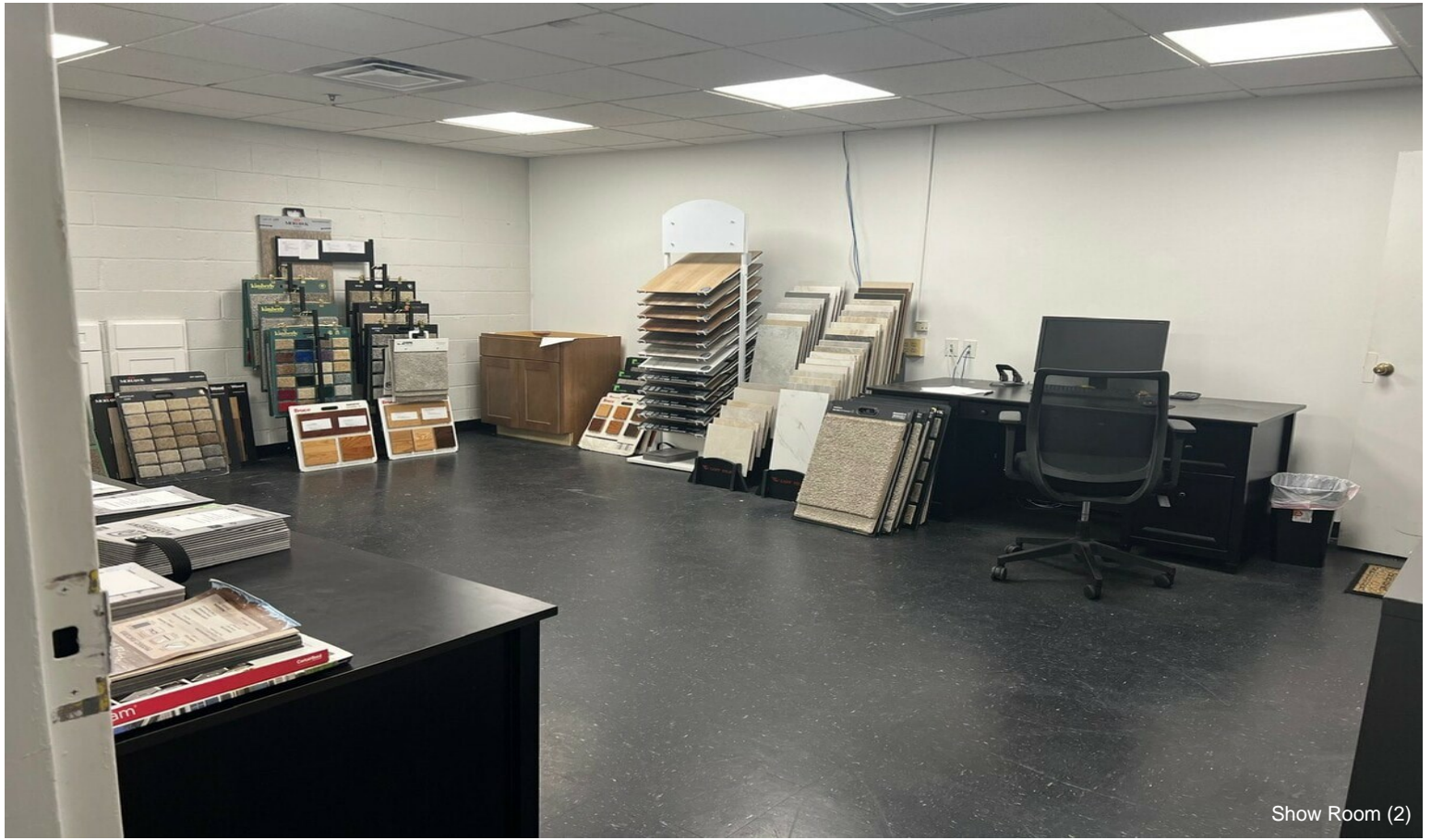


Meeting Space (1)



Stairs

Property Photos

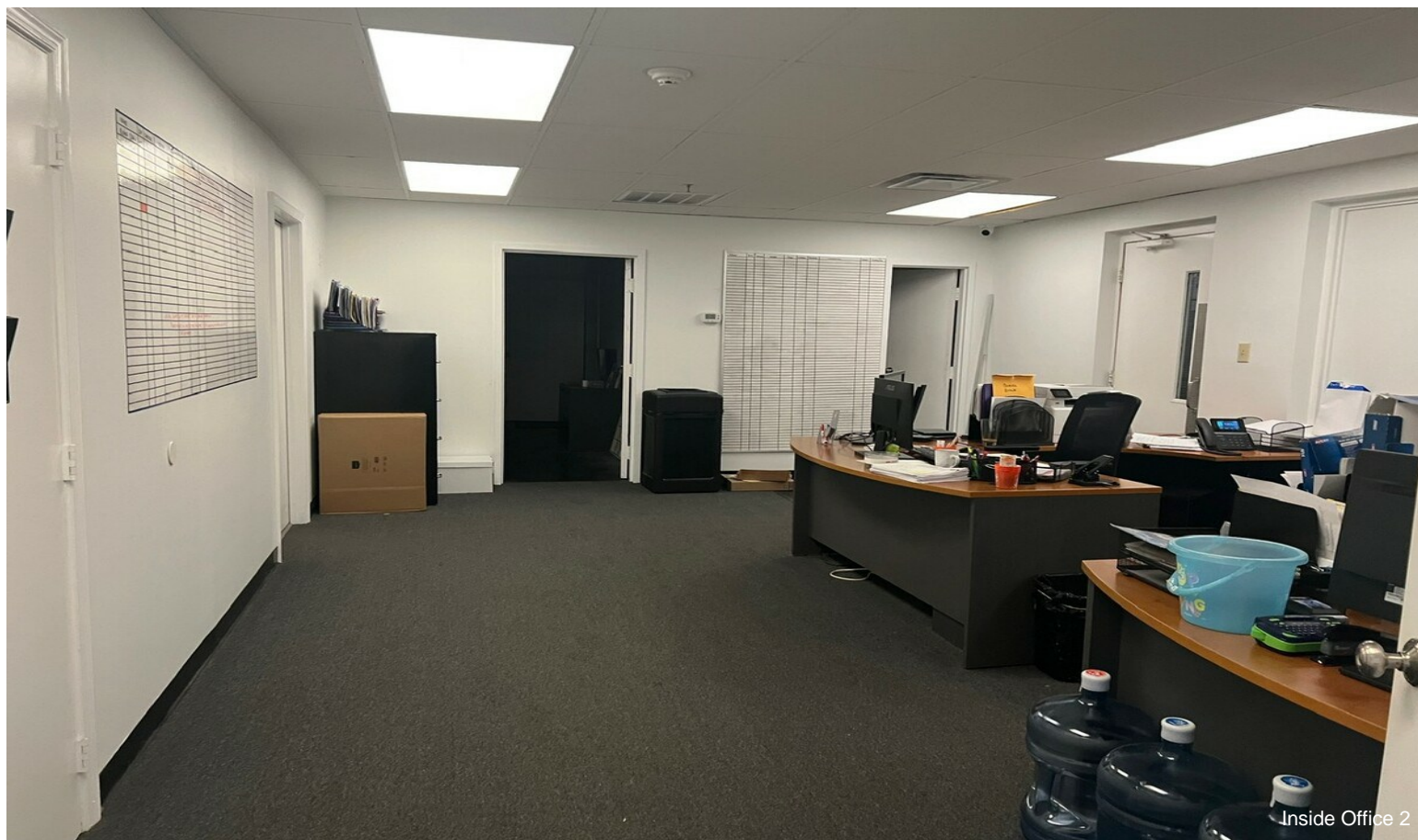
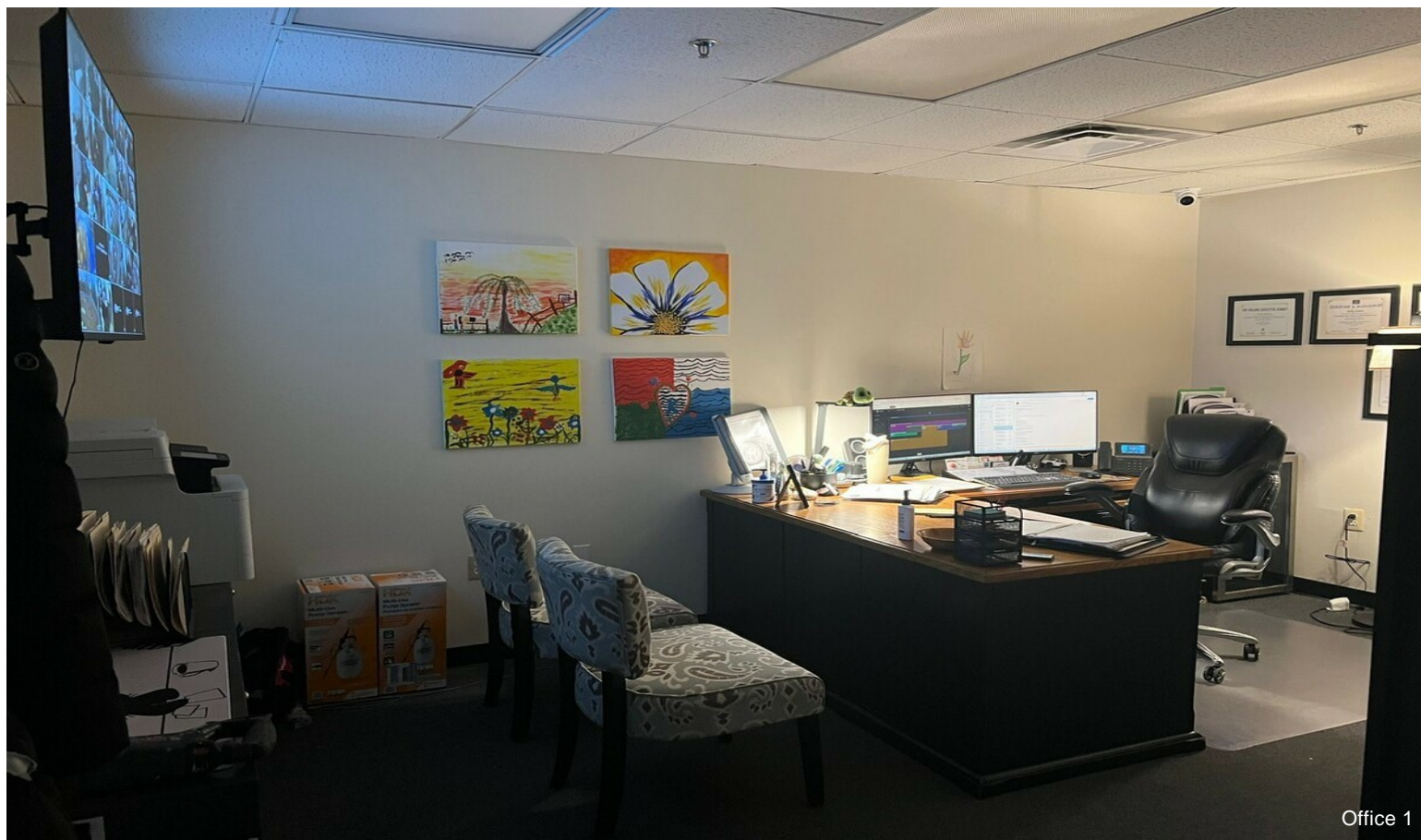


Show Room (2)

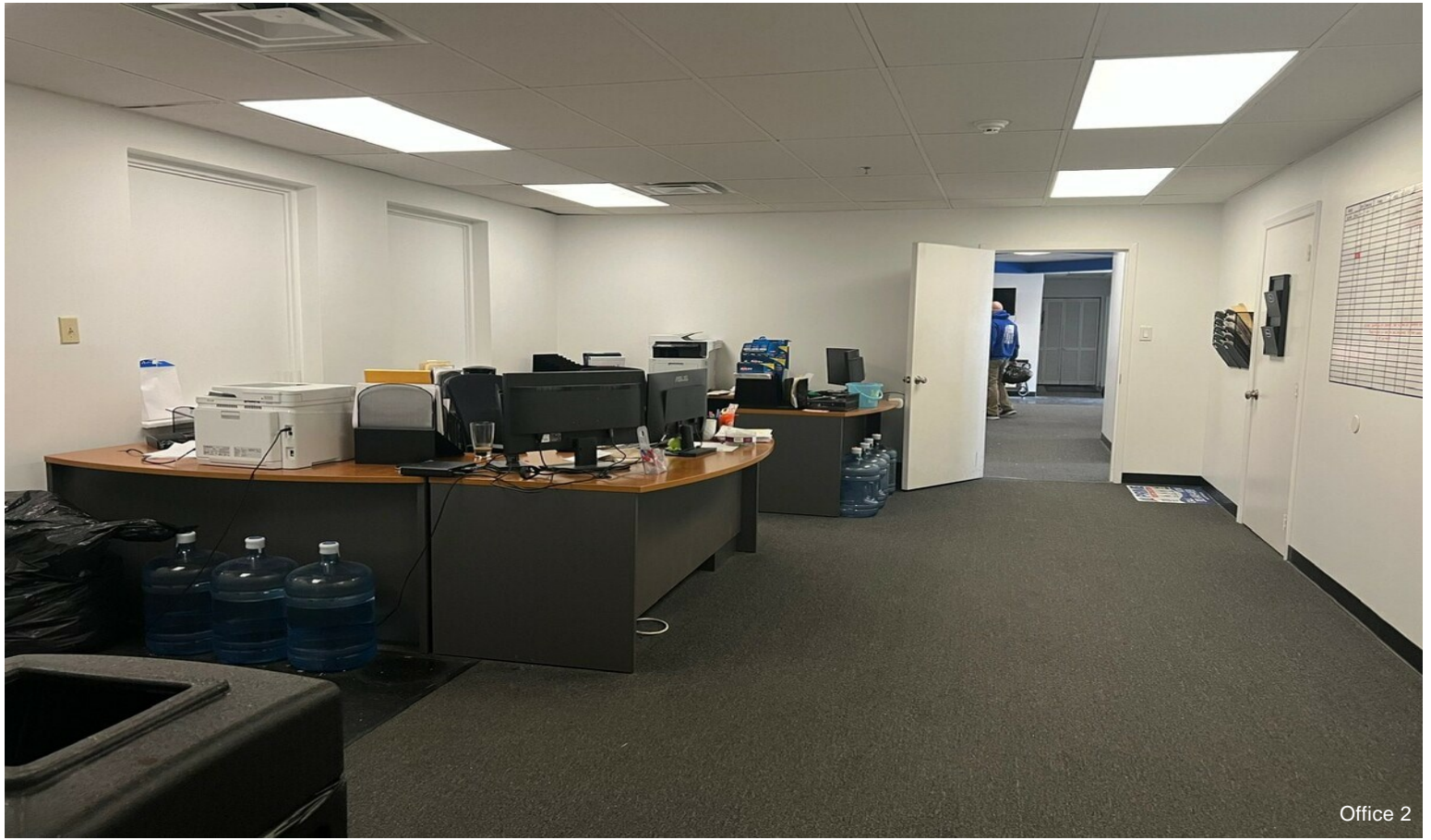


Office 2

Property Photos



Property Photos



Office 2



Inside Front Office

Property Photos

