

FOR SALE OR 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

Rob Gray

Vice President

+1 202 728 3532

r.gray@colliers.com

Colliers

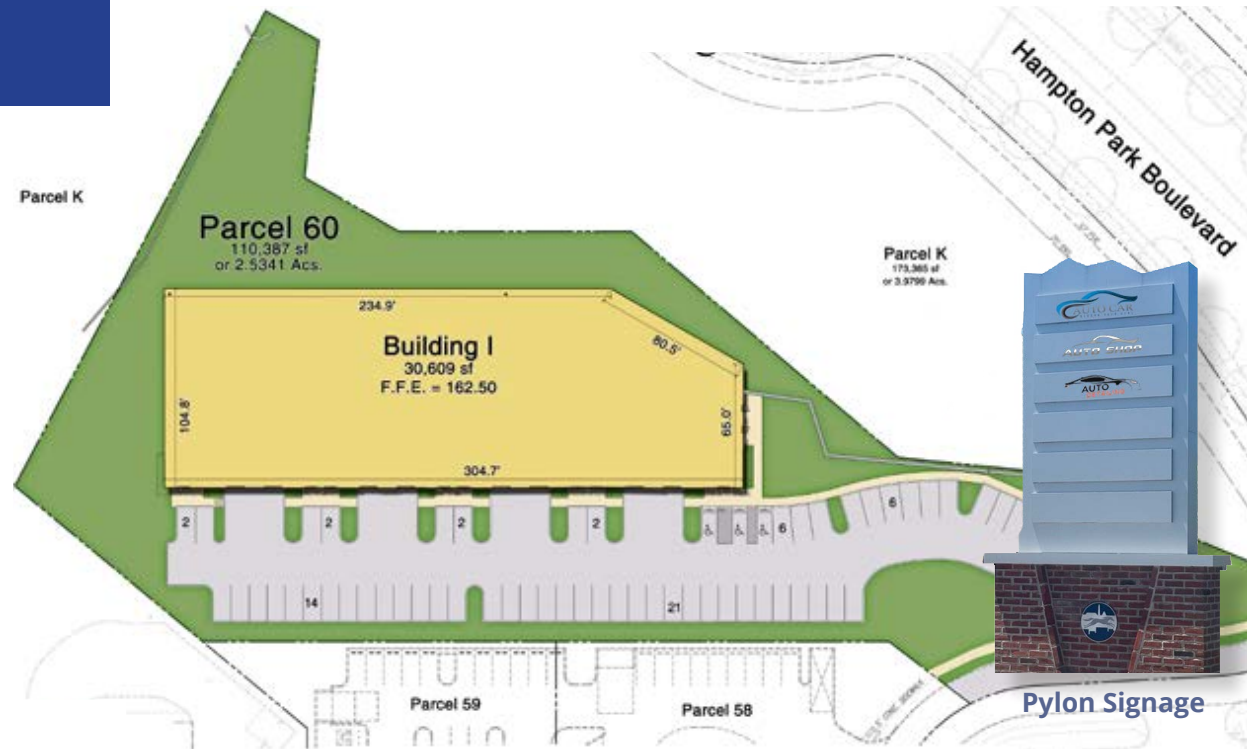
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Property Overview

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



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Building Floor Plan



30,609 SF

TOTAL AVAILABLE

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Location & Market Drivers



1301 Hampton Park Blvd

White Cap
Distribution Center

Frito Lay

REXEL

Alside

Hilldrup

Alaking Ct

13

95

Capital Beltway

95

Capital Beltway

Ritchie Station Ct

Ritchie Spur Rd

Ritchie Rd

Forest Park Dr

Advance
Auto Parts
SONIC
Wawa
TIRES PLUS
TOTAL CAR CARE

Starbucks
Jimmy John's
Santitas

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

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

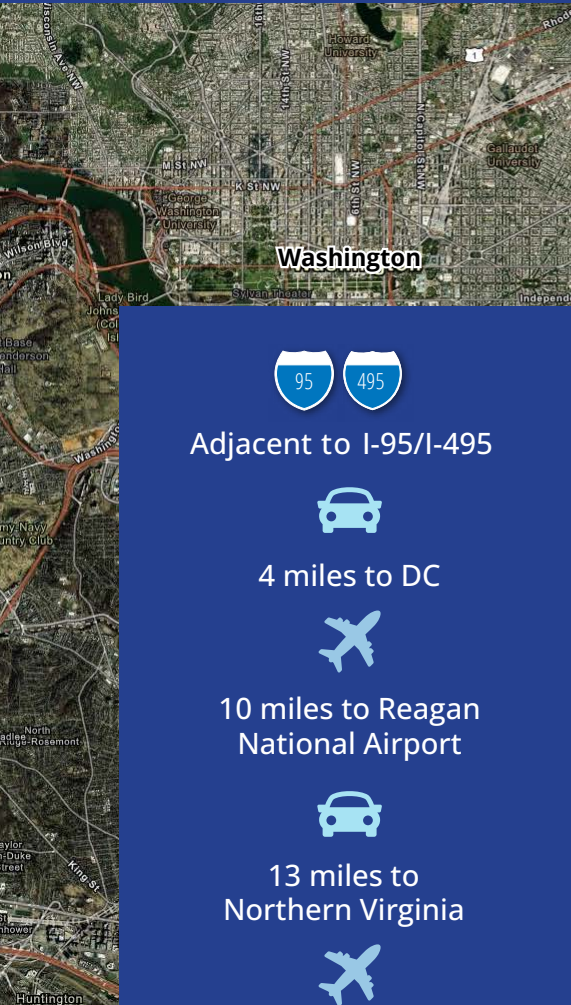
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Demographics & Location



Adjacent to I-95/I-495



4 miles to DC



10 miles to Reagan National Airport



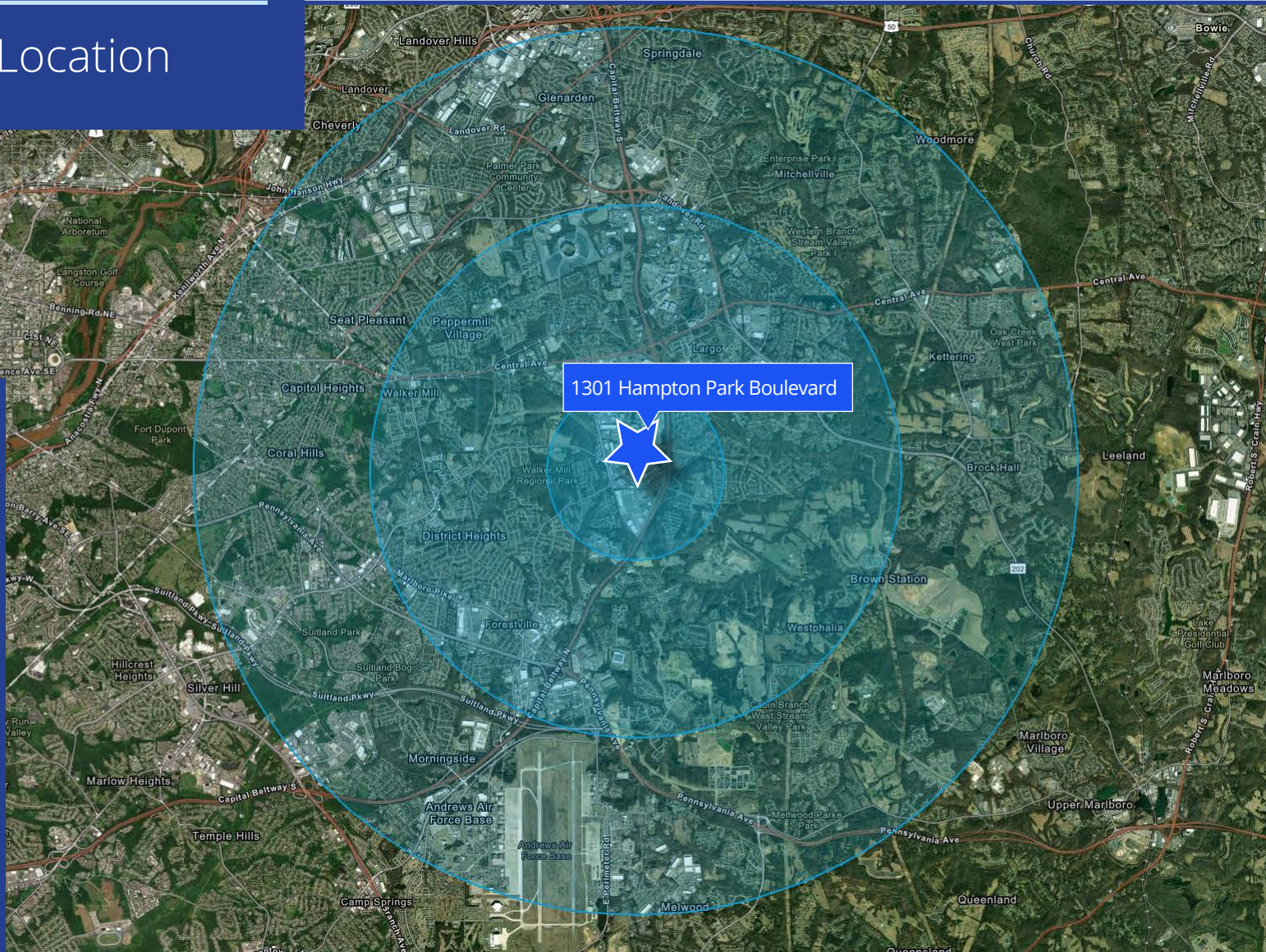
13 miles to Northern Virginia



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

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