

Precision Logistics Meets Cold Chain Excellence

Industrial Space with Food-Grade Cross-Dock & Refrigeration Capacity

Colliers



For Lease

1001 Hampton Park Blvd
Capitol Heights, MD 20743

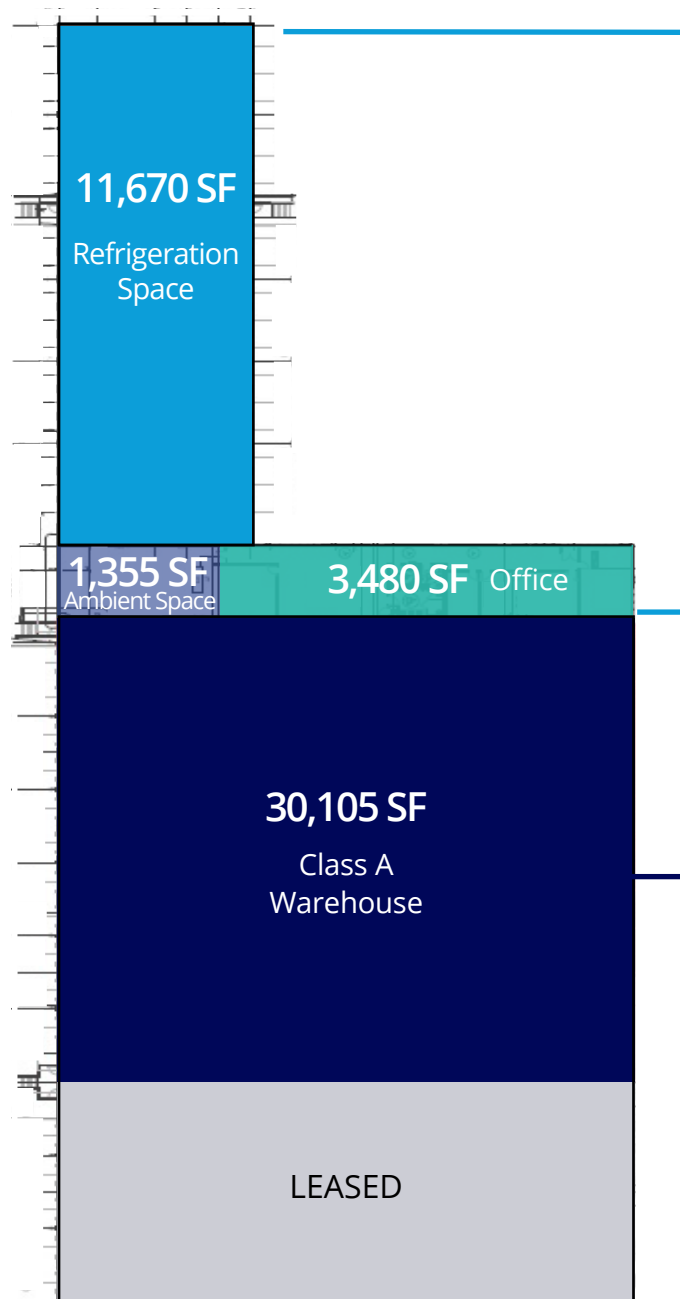
HEITMAN

A REAL ESTATE INVESTMENT MANAGEMENT FIRM

Features & Floor Plan

The property features Class A cold storage, warehouse and distribution space with high-quality construction, modern infrastructure, and enhanced amenities.

The space can be leased separately or together, allowing flexibility for different tenant sizes and operational needs. Outstanding signage potential is available along a well-trafficked route.



46,610 SF
Contiguous Space

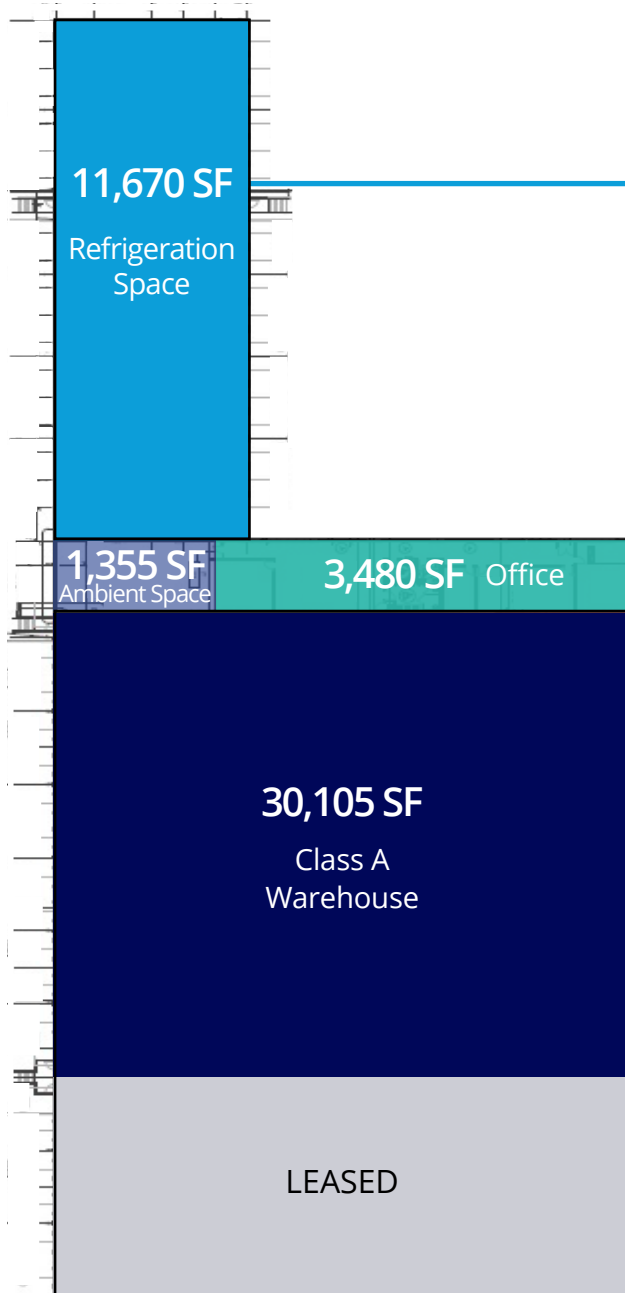
Refrigeration Space

Total SF	16,505 SF
Refrigeration	11,670 SF
Office	3,480 SF
Ambient Space	1,355 SF
Concourse Dock Aprons	60'
Ceiling Height	19'
Column Spacing	40'x40'
Loading Docs	34
Pit Levels	4
Truck Courts	132'x140'
	<ul style="list-style-type: none">• Secured fenced truck court with private entrance• Dock seals on all doors• Wired for 2 exterior trailer freezer stations

Warehouse Space

Warehouse	30,105 SF
Office	BTS
Clear Height	24'
Loading Docks	11
Column Spacing	40'x40'
Sprinkler	ESFR

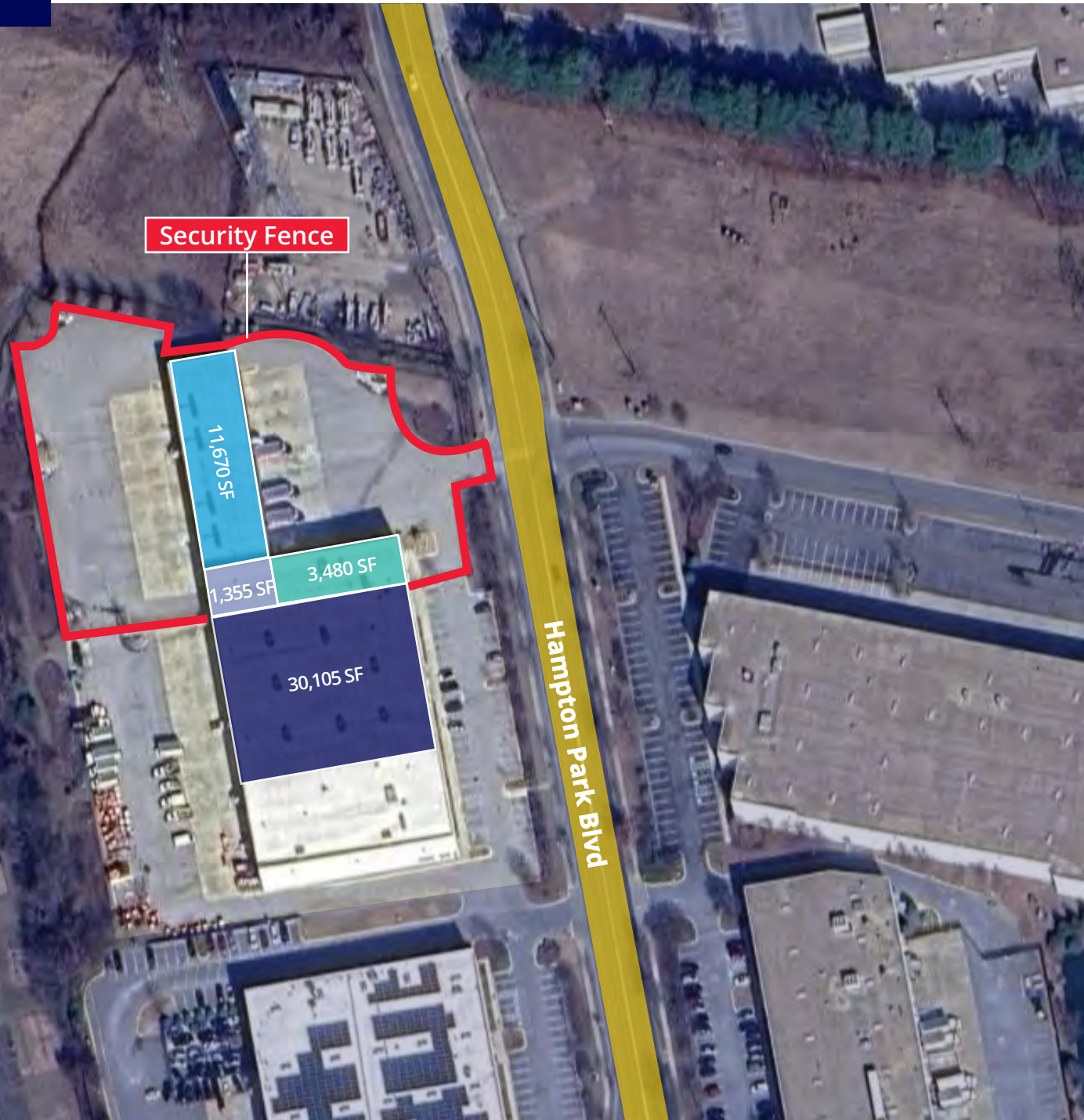
Interior Photos



Truck Courts



Fully Secured



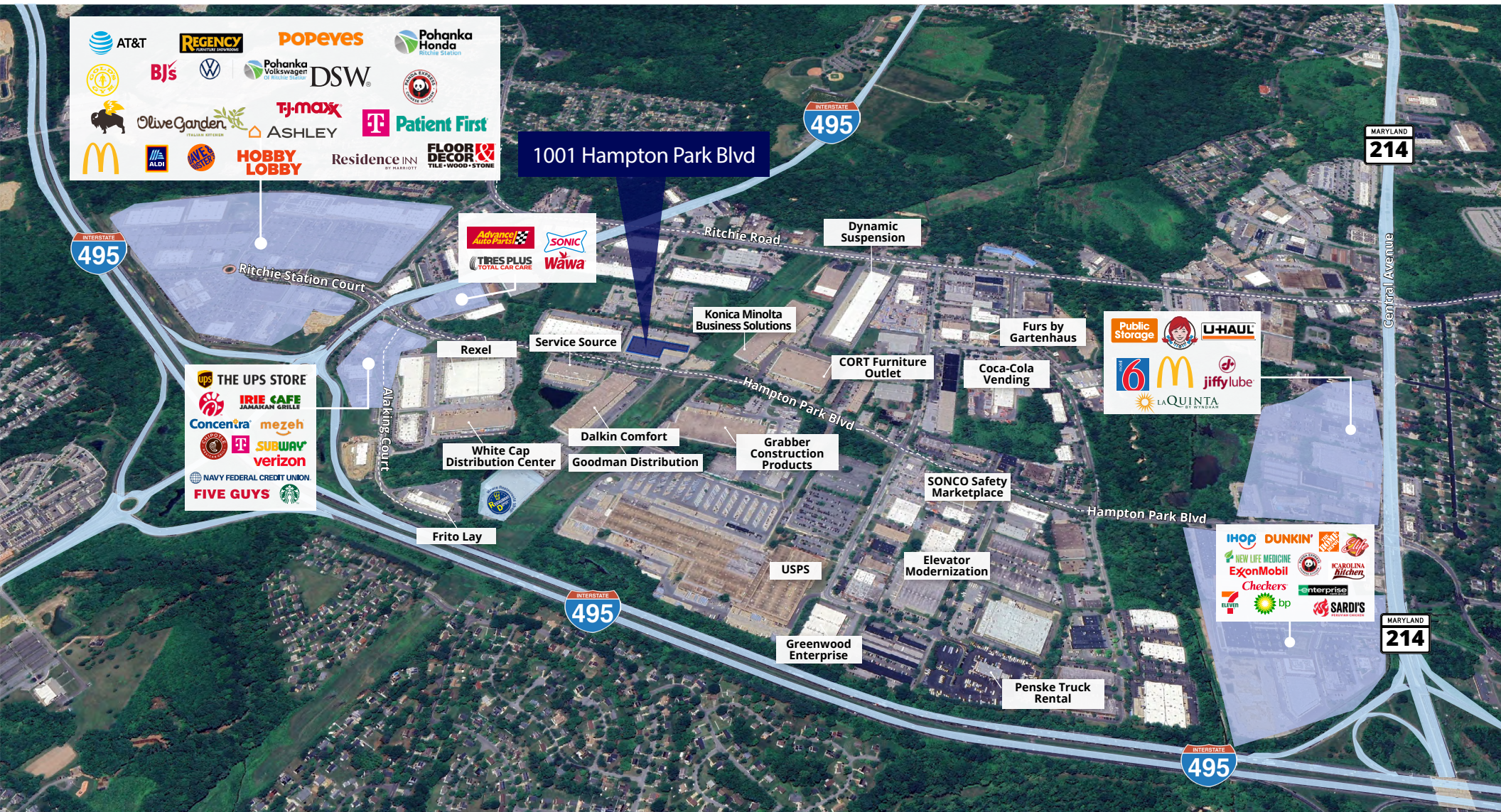
Rentable Areas (approx)

Refrigeration	11,670 SF
Ambient Space	1,355 SF
Office	3,480 SF
Warehouse	30,105 SF
Total	46,610 SF

Trade Area

There is immediate access to I-495 Capital Beltway via Ritchie Marlboro Road (Exit 13) approximately 2.5 miles. Located in a growing industrial corridor, 1001 Hampton Park Blvd provides a close proximity to major urban centers, abundant amenities and skilled labor.

This location is ideal for logistics, distribution, and regional operations and is able to accommodate cold storage needs.



AT&T REGENCY POPEYES Pohanka Honda
BJS Volkswagen Pohanka Volkswagen DSW
Olive Garden TJ-maxx Patient First
McDonald's ALDI HOBBY LOBBY Ashley Residence Inn FLOOR DECOR

1001 Hampton Park Blvd

Advance Auto Parts SONIC
TIRES PLUS TOTAL CAR CARE Wawa

UPS THE UPS STORE
IRIE CAFE JAMAKAN GRILLE
Concentra mezeh
SUBWAY verizon
NAVY FEDERAL CREDIT UNION
FIVE GUYS Starbucks

Rexel

Service Source

Konica Minolta Business Solutions

Dynamic Suspension

Furs by Gartenhaus

Public Storage U-HAUL
6 McDonald's jiffylube
LA QUINTA BY HYDRIAN

CORT Furniture Outlet

Coca-Cola Vending

White Cap Distribution Center

Dalkin Comfort
Goodman Distribution

Hampton Park Blvd

Grabber Construction Products

SONCO Safety Marketplace

Frito Lay

USPS

Elevator Modernization

Greenwood Enterprise

Penske Truck Rental

IHOP DUNKIN'
NEW LIFE MEDICINE
ExxonMobil CAROLINA Pitchers
Checkers enterprise
7 eleven bp SARDI'S

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