

INDUSTRIAL SUITE FOR SALE OR LEASE



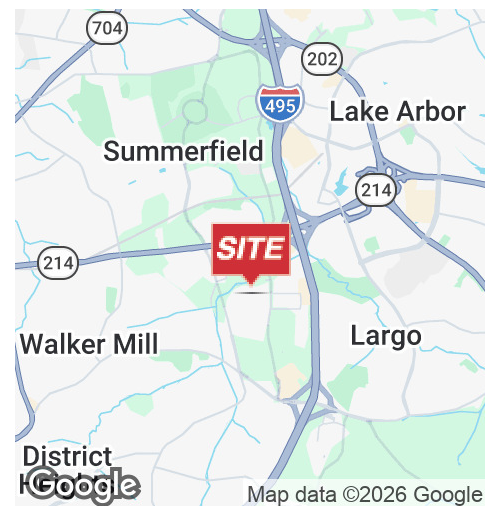
8741 ASHWOOD DRIVE Capitol Heights, MD 20743

LOCATION DESCRIPTION

Located in Capitol Heights, MD, the surrounding area is an excellent location for a variety of industrial users looking to be close to Washington DC. With proximity to major transportation routes such as the Capital Beltway (I-495) and Central Avenue (Route 214), the location provides optimal accessibility for logistics and distribution operations. Nearby points of interest include the Northeast Stadium, home to the Washington Commanders, and the new UMD Capital Region Medical Center. Additionally, the location offers a strong labor pool, essential infrastructure, and access to consumer markets.

PROPERTY DESCRIPTION

- Approximately 2,513 SF
- One loading dock
- 18 Ft. clear ceiling height
- Zoned IE (Industrial, Employment)
- Quick access to major transportation routes such as the Capital Beltway (I-495) and Central Avenue (Route 214)
- Great accessibility for logistics and distribution operations
- **SALE PRICE: \$699,000**



STEVE CATALANO

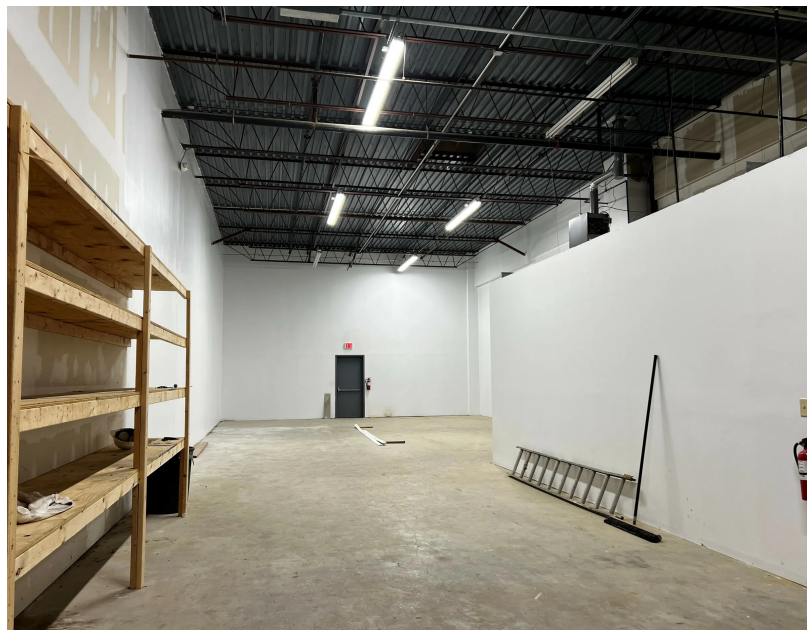
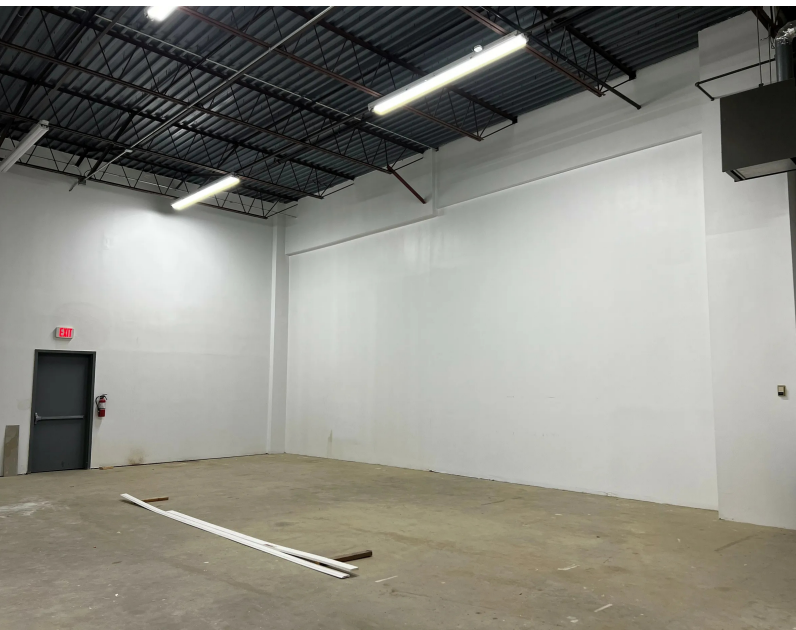
O: 301.646.9310
scatalano@naimichael.com

JAMES MIERS

O: 301.605.3846
jmiers@naimichael.com

Industrial Suite For Sale or Lease

8741 ASHWOOD DRIVE, CAPITOL HEIGHTS, MD 20743



STEVE CATALANO
301.646.9310 | scatalano@naimichael.com

JAMES MIERS
301.605.3846 | jmiers@naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.