



4105 FORESTVILLE ROAD  
DISTRICT HEIGHTS, MD 20747



For Sale: Forestville Industrial Yard  
Asking Price: \$625,000.00

The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.

## HIGHLIGHTS

- ◆ Rare Light Industrial (I-1 / IE) Zoning
- ◆ Optimal Contractor / Owner-User Yard
- ◆ Existing Structural Footprint
- ◆ Prime Mid-Atlantic Distribution Location
- ◆ High Barrier-to-Entry Market
- ◆ Zoning & Allowed Uses

## PROPERTY SUMMARY

Triple Net Investment Group is pleased to present a rare and highly versatile owner-user or investment opportunity within the inner-loop of the Capital Beltway. Featuring a unique combination of a structural brick building on a 0.34-acre lot, the asset is entirely zoned for Light Industrial (I-1 / IE) use. This distinct profile makes the property highly desirable for trade contractors, fleet logistics firms, or light manufacturing operators requiring a functional main operations/dispatch office seamlessly paired with secure, outdoor yard storage for large commercial vehicles, tools, and heavy equipment.

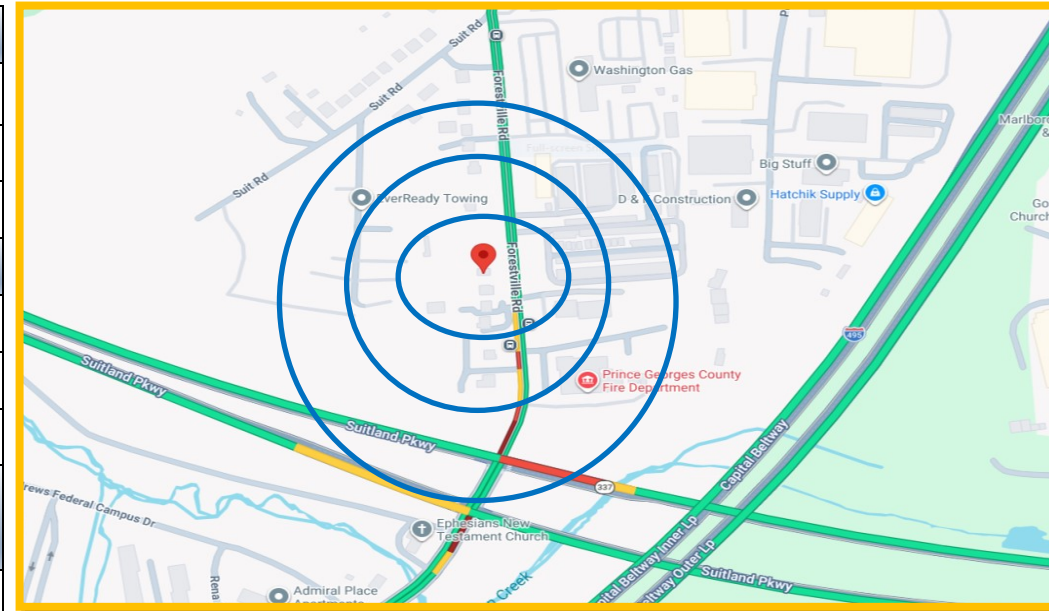


## PROPERTY SUMMARY

Property Address	4105 FORESTVILLE ROAD DISTRICT HEIGHTS, MD 20747
Asking Price	\$625,000 ( \$722 PSF)
Lot Size	0.34 Acres (Approx. 15,000 SF)
Building Size (SF)	1,275 SF
Zoning	I-1 / IE (Light Industrial / Industrial Employment)



Population	1 Mile	3 Mile	5 Mile
2028 Projection	16,650	110,200	298,500
2025 Population	16,400	108,500	294,000
Median Age	37	38	38
Households	1 Mile	3 Mile	5 Mile
2028 Projection	6,220	42,150	114,200
2023 Estimate	6,100	41,300	118,000
Annual Growth 2023-2028	1.52%	1.57%	1.53%
Average Household Income	1 Mile	3 Mile	5 Mile
	\$74,100	\$79,850	\$84,300



**4105 FORESTVILLE ROAD**









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DISTRICT HEIGHTS, MD 20747

Broker of Record

Robert Gamzeh

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