



Colliers

Planned
Demo

For Lease

Industrial Service Facility with Outdoor Storage
7,200 SF with 1.5 Usable Acres of IOS

4764 Clifton Road
Temple Hills, MD 20748

 CATALYST
INVESTMENT PARTNERS

FOR LEASE | 4764 CLIFTON RD

Property Overview

4764 Clifton Road is versatile industrial site in the beginning stages of demolition of the existing house and older bay building. Property includes Industrial Outdoor Storage (IOS) that is paved, fenced, and secured. This prime location provides direct access to I-495 and I-95.

Availability

Building SF	7,200 SF
Office SF	900 SF
IOS	1.5 Acres Industrial Outdoor Storage
Loading	6 Drive-in Doors (12'x14)
Clear Height	17'
Power	200-amp, 120/240-volt

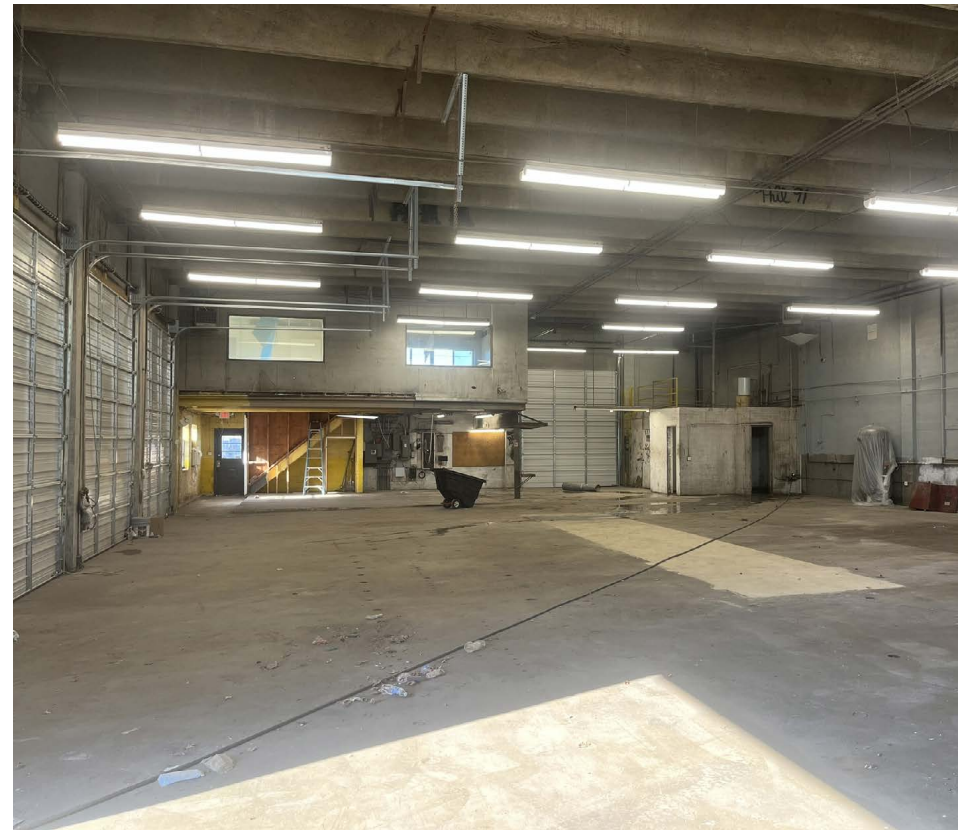
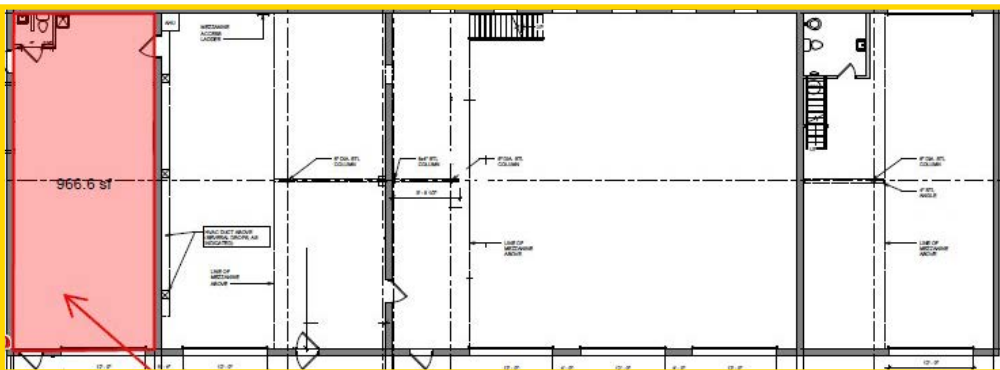


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Site Plan



7,200 SF

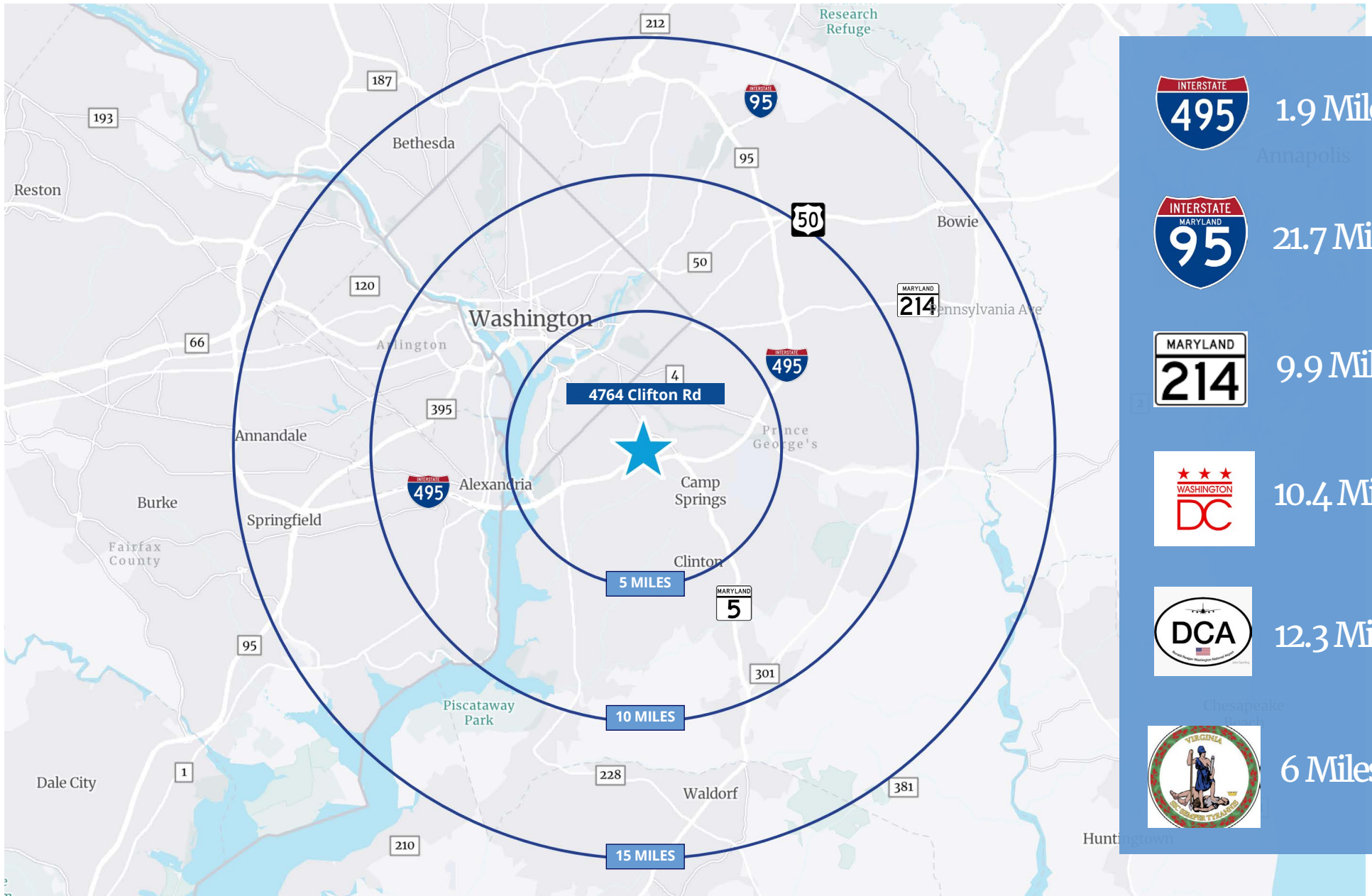


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Driving Distances

With direct access to major transportation arteries including I-495, I-95, and Pennsylvania Avenue, the site ensures seamless regional and interstate logistics, while being just minutes from downtown Washington DC.

The location also places businesses within reach of key Mid-Atlantic markets, including Baltimore, Washington DC and Philadelphia, enhancing distribution capabilities across the region.



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