

FOR LEASE
CAPITAL HEIGHTS, MD



8905 Edgeworth Drive

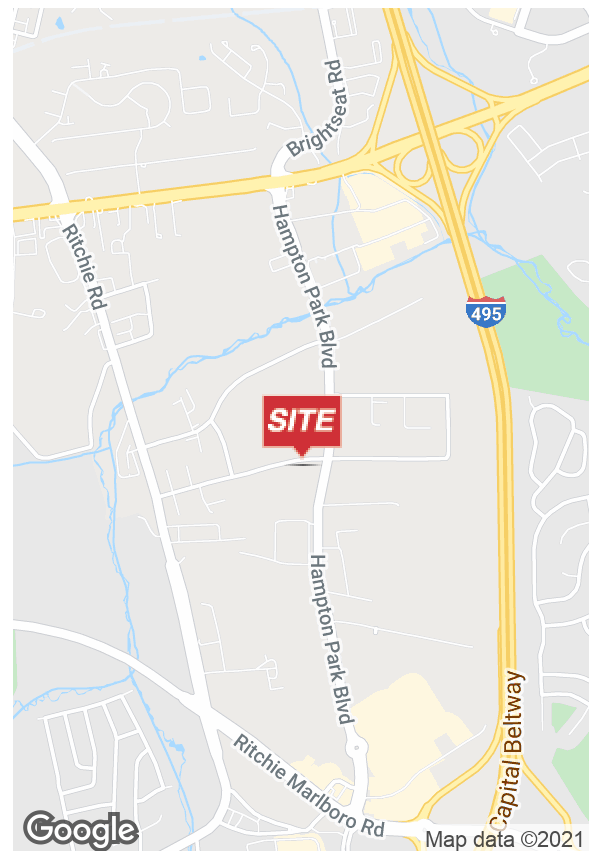
Capitol Heights, Maryland 20743

Property Description

- Approximately 1,740 sf warehouse and 2,260 sf office; total 4,000 sf building
- Situated on approximately 37,251 sf of land
- Zoned I-1 (light industrial)
- (1) drive in door
- Electric dock platform inside for unloading box trucks, another platform for tractor trailers at rear of yard area
- (4) private offices
- (1) restroom inside warehouse; (1) restroom inside office
- Kitchen, reception area, and bull pen area
- Heavy electric upgrade with on-site transformer
- LEASE RATE: \$6,750/month
- Tenant pays real estate taxes, building insurance and utilities

Location Overview

Close proximity to the Capital Beltway (I-495)



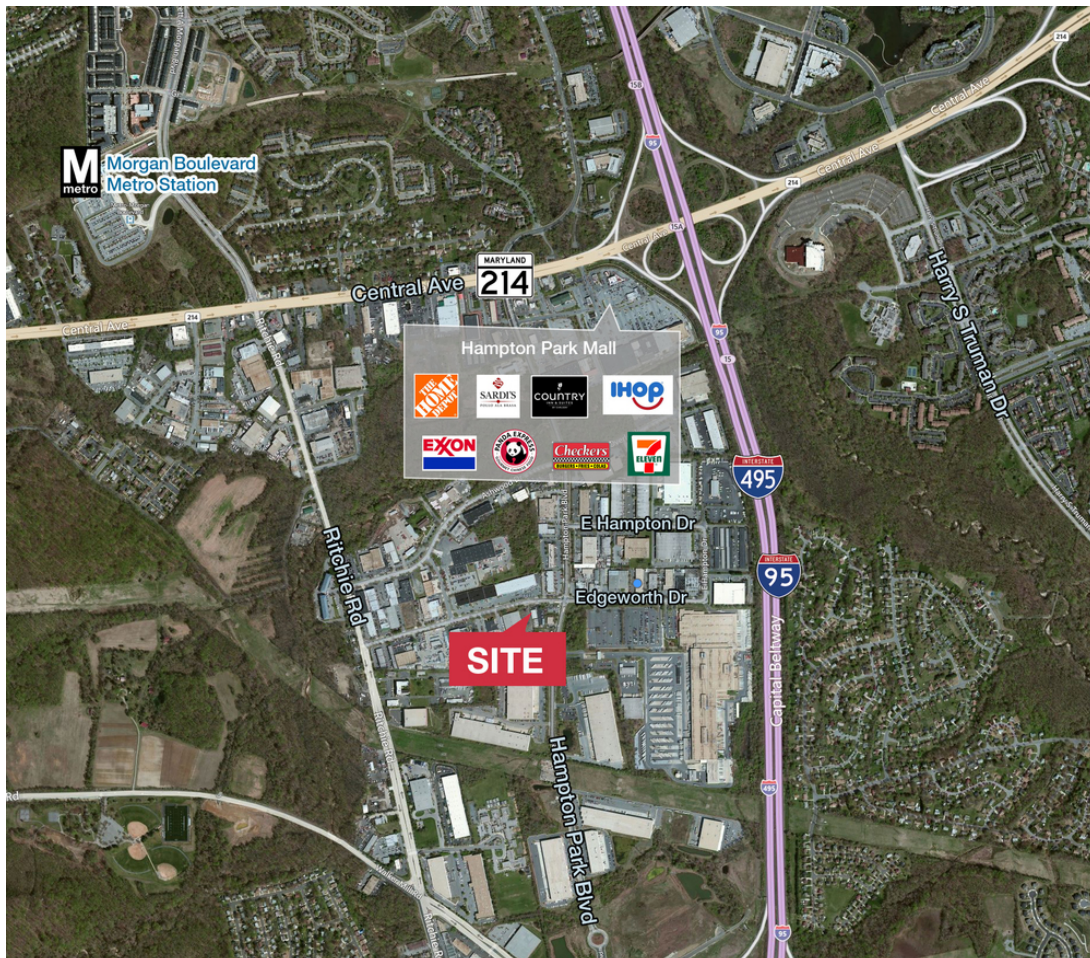
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