

For Sale
\$2,100,000



7609 Livingston Road

Oxon Hill, Maryland 20745

Property Highlights

- TOTAL OF 13,936 SF AVAILABLE
- Building A: 1,600 SF single-story office building
- Building B: 7,800 SF warehouse, 2 dock doors, small office component
- Building C: 4,500 SF warehouse, 2 over-sized drive-ins
- 4.54 acres of fenced and graveled yard
- Zoned C-M (Commercial Miscellaneous)
- SALE PRICE: \$2,100,000

Location Overview

- 3.5 miles from MD/DC border
- 4.3 miles from MD/VA border
- Immediate access to Route 210 (Indian Head Highway) and 2 miles away from the Capital Beltway (I-495)
- Minutes away from the National Harbor



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