



1001

For Lease | Class A Warehouse
30,105 SF

1001 Hampton Park Blvd
Capitol Heights, MD 20743

HEITMAN

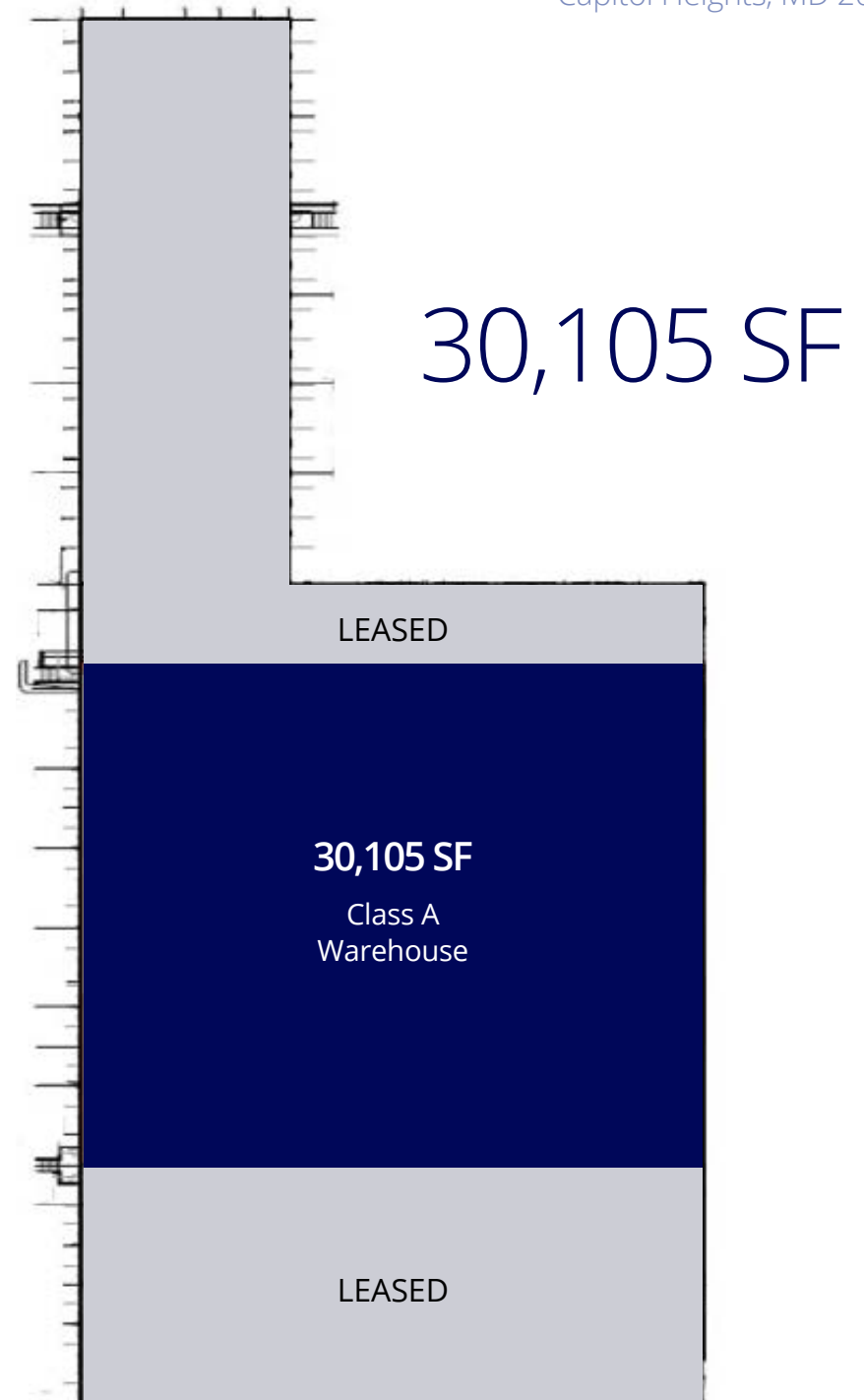
Features & Floor Plan

1001 Hampton Park Blvd
Capitol Heights, MD 20743

The property features Class A warehouse and distribution space with high-quality construction, modern infrastructure, and enhanced amenities. Outstanding signage potential is available along a well-trafficked route.

Warehouse Space

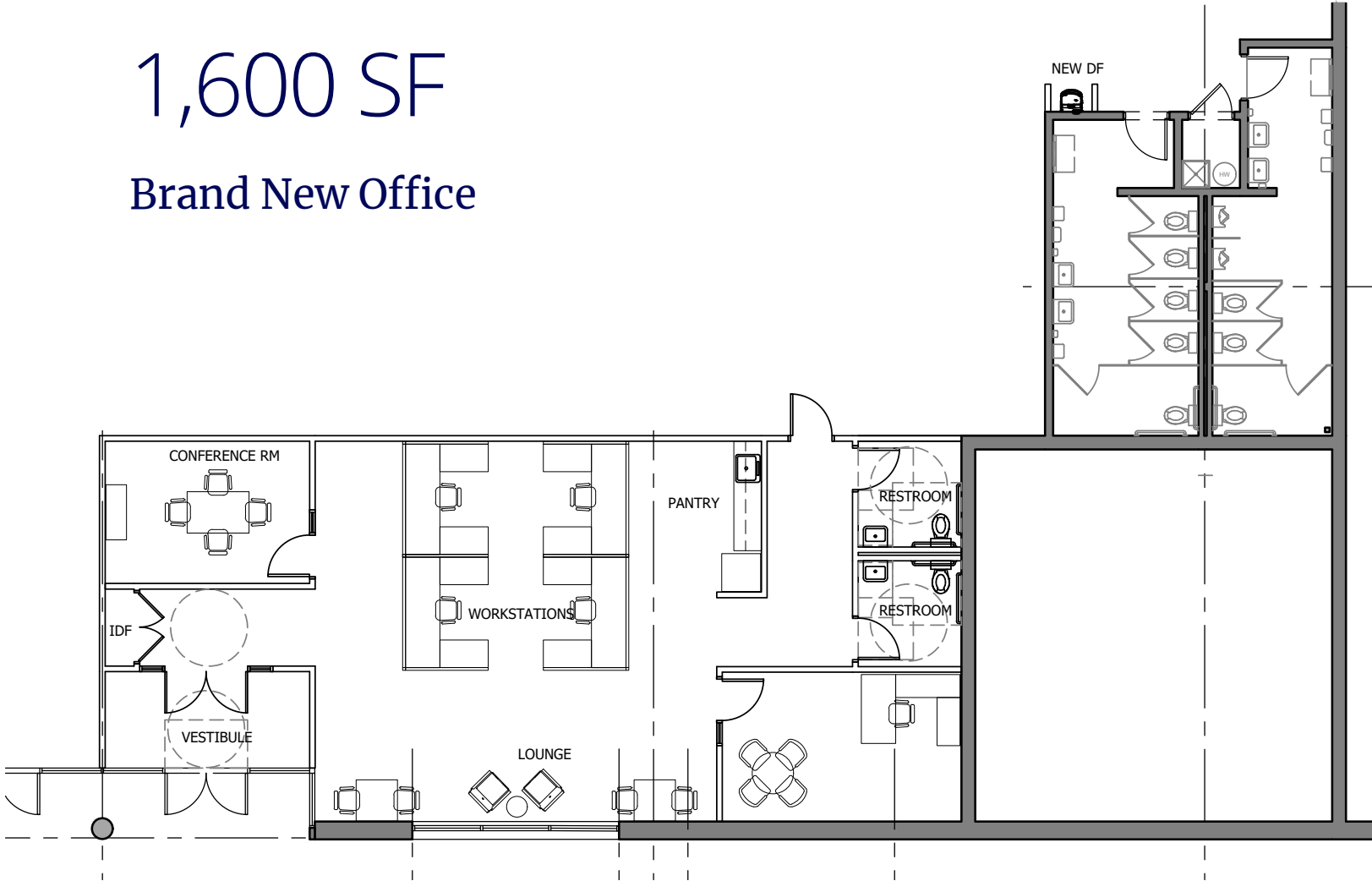
Available SF	30,105 SF
Office	1,600 SF Brand New Office
Clear Height	24'
Loading Docks	11
Column Spacing	40'x40'
Sprinkler	ESFR



Office Floor Plan

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1,600 SF
Brand New Office



Truck Courts

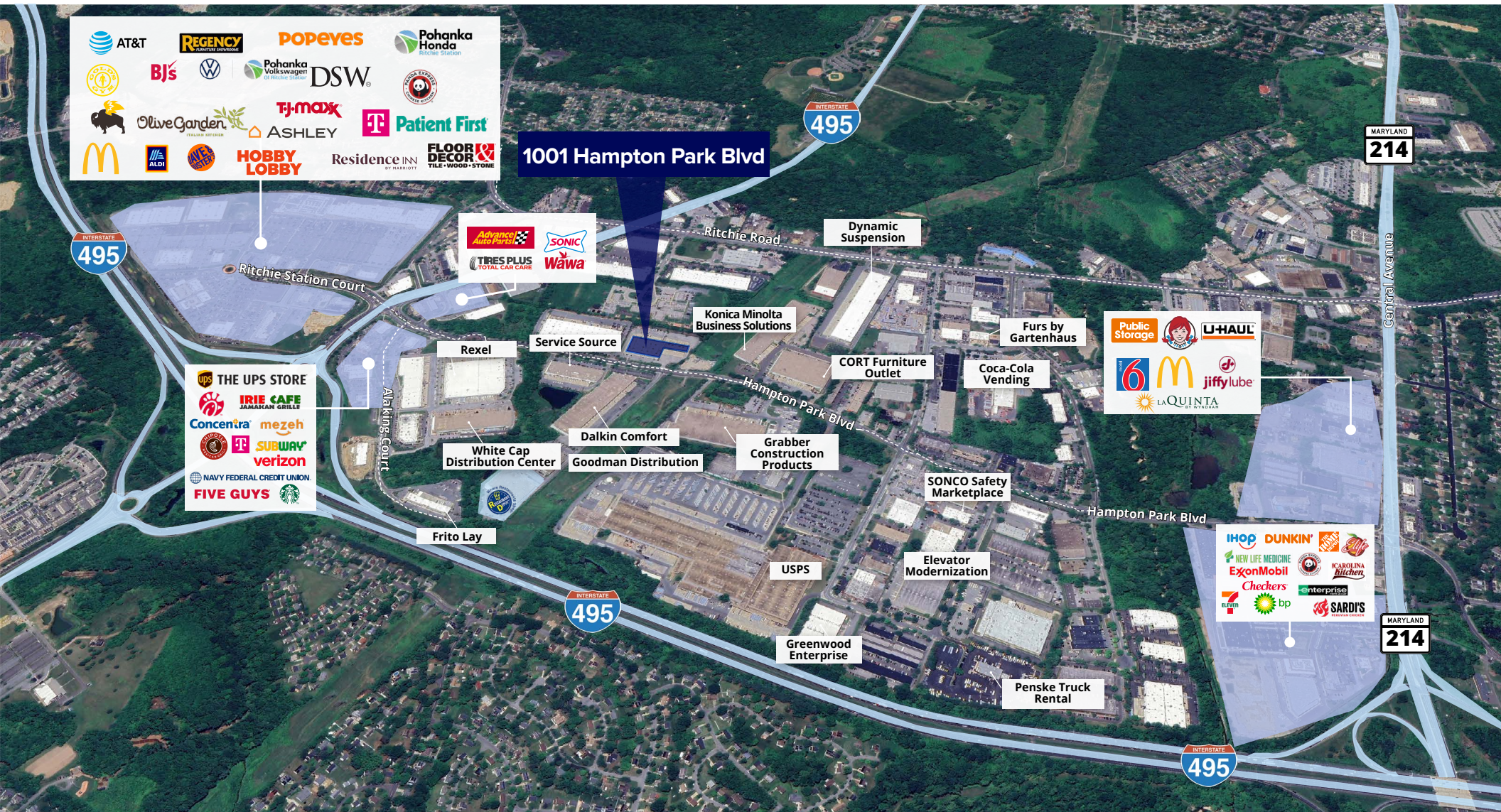
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Trade Area

There is immediate access to I-495 Capital Beltway via Ritchie Marlboro Road (Exit 13) approximately 2.5 miles. Located in a growing industrial corridor, 1001 Hampton Park Blvd provides a close proximity to major urban centers, abundant amenities and skilled labor.

This location is ideal for logistics, distribution, and regional operations and is able to accommodate cold storage needs.



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