

51 Ritchie Road  
Capitol Heights, MD

For Sale or Lease

### Highlights

- 4 acres of paved, gravel and green outside storage
- Located in an Enterprise zone
- Capitol Beltway (495) less than 1 mile
- MD Route 50 – 5 miles (via 495)
- DC line – 3 miles (via Central Avenue)
- Walking distance to Morgan Blvd. Metro Station on the Blue Line
- Clear Height 18' to 22'
- Approx. 23,500 SF of space is column free, northern end of the property
- 3 curb cuts on Ritchie Road
- Complete sprinkler system throughout building
- Electric 277/480 volt, three phase, 4 wire, 3,000 Amps
- 11 Oversized drive-in doors and ability to add more
- 2 Docks (1 double dock)
- Skylights

**Available: 102,750 SF**

84,000 SF Warehouse

15,000 SF Office

3,750 SF of Mezzanine

7.99 acres of land

**Purchase Price: \$7,750,000**

Price Reduced

**Lease Rate: \$6.25/NNN**

For more information contact:

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