

EXCLUSIVE OFFERING

OFFERING  **MEMORANDUM**

4749 STAMP ROAD
TEMPLE HILLS, MD 20748



**FOR
SALE**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



TABLE OF CONTENTS

3 EXECUTIVE SUMMARY

4 OFFERING HIGHLIGHTS

5 PROPERTY SPECS

6 FLOOR PLAN

7 DEMOGRAPHICS

8 MARKET AERIAL

9 PRINCE GEORGE'S COUNTY, MD

10 TEMPLE HILLS, MD

11 CONFIDENTIALITY & DISCLAIMER

EXECUTIVE SUMMARY

4749 STAMP RD

TEMPLE HILLS, MD 20748

Mackenzie Commercial Real Estate is pleased to present 4749 Stamp Road, a 26,400 SF $\pm$ multi-tenant small-bay industrial property located in Temple Hills, Maryland, within the Washington, DC metropolitan area.

The property is comprised of 11 individual industrial bays averaging approximately 2,400 SF each, with each suite featuring its own drive-in loading door and approximately 14' clear heights, creating a highly functional layout for a diverse range of industrial, contractor, service, and automotive users. The asset benefits from strong historical occupancy and continued demand for small-bay industrial product throughout Prince George's County.

With predominantly short-term leases in place and in-place rents below current market levels, 4749 Stamp Road presents a compelling value-add investment opportunity to increase cash flow through strategic leasing and mark-to-market rent growth. The property's small-bay configuration, diversified tenancy, and significant embedded upside position it as an attractive acquisition opportunity for private investors and family offices seeking exposure to the highly supply-constrained Washington, DC industrial market.



BUILDING SIZE:

26,400 SF $\pm$



LOT SIZE:

0.74 AC $\pm$



ZONING:

IE



SALE PRICE:

\$3,750,000





OFFERING HIGHLIGHTS

- » 11 drive-in bays averaging 2,400 SF each
- » 14' clear height
- » Short-term leases
- » Access to Stamp Road and Clifton Road
- » **Value-Add Opportunity**
- » Mark-to-Market Opportunity
- » Close proximity to Washington DC and the Beltway
- » New roof installed in 2023



PROPERTY SPECS

Address: 4749 Stamp Road
Temple Hills, MD 20748

Parcel ID: 06-0489724

Map/Grid/Parcel: 0088/00B4/0000

Building Size: 26,400 SF ±

Site Size: 0.74 Acres ±

Clear Height: 14'

Drive-ins: 10' x 10' drive-ins
(11 Total) (1 in each bay)

Zoning: IE (Industrial, Employment Zone)

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Prince George's County, MD

The purposes of the Industrial, Employment (IE) Zone are: To provide for a mix of employment, research and development, and light industrial development, with an expectation of high-quality design that is set apart from the high-traffic-generating commercial zones and residential communities. To provide lands to serve light industrial uses while prohibiting more intensive forms of industrial development. To accommodate limited residential development. To ensure compatibility between industrial development and nearby residential uses.



INTERIOR PHOTOS





DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

TOTAL POPULATION



11,627

157,395

363,186

DAYTIME POPULATION



10,425

117,248

331,208

AVERAGE HOUSEHOLD INCOME



\$87,231

\$90,733

\$107,095

NUMBER OF HOUSEHOLDS



4,906

65,319

152,026

MEDIAN AGE

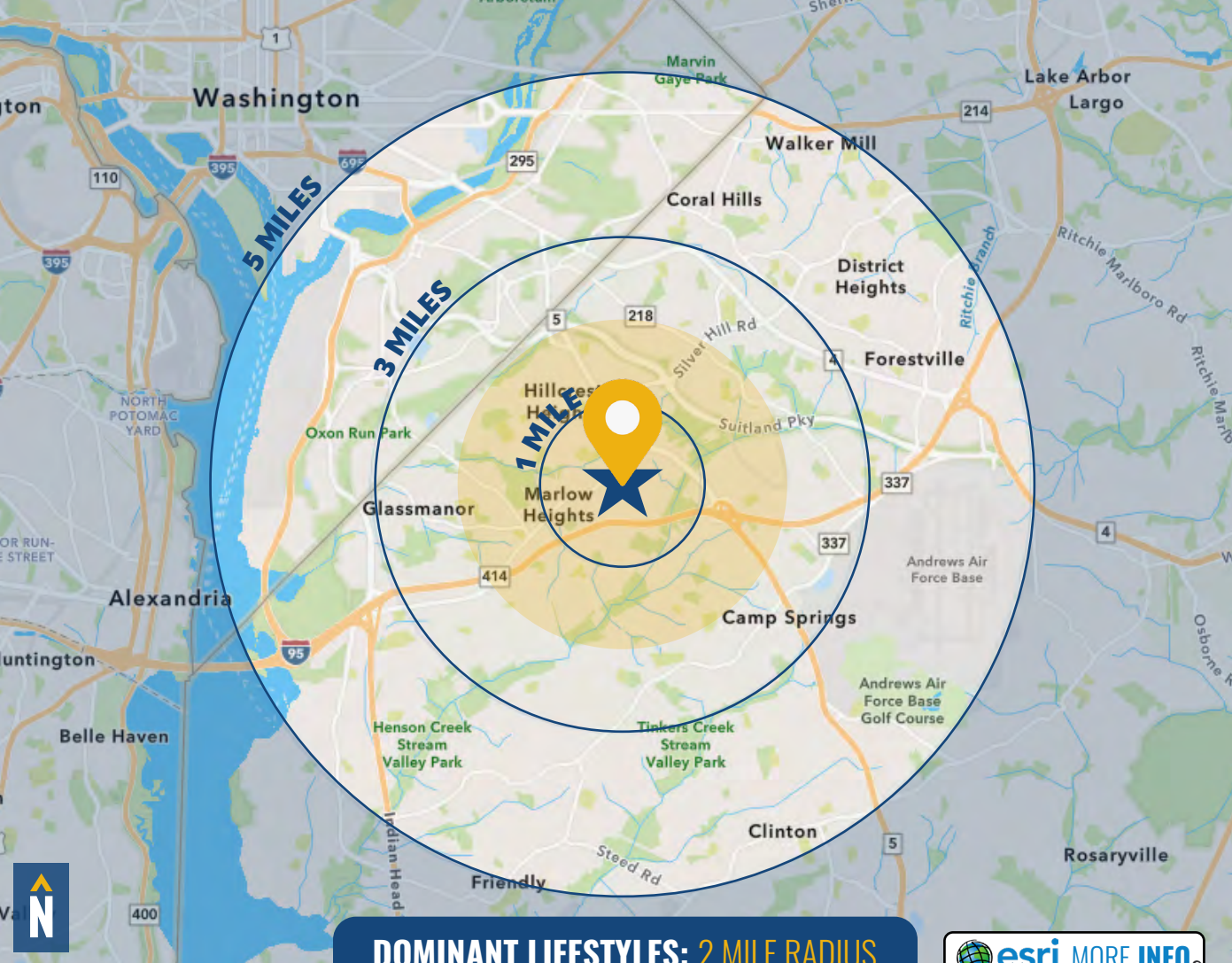


40.9

37.7

37.6

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

 [esri MORE INFO](#)

24%

KIDS AND KIN



MEDIAN

AGE: 33.3

HH INCOME: \$50,960

These residents are generally under the age of 54, with jobs often in health care, retail, food, manufacturing and transportation.

23%

DREAMBELT



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples.

14%

CITY STRIVERS



MEDIAN

AGE: 38.8

HH INCOME: \$80,570

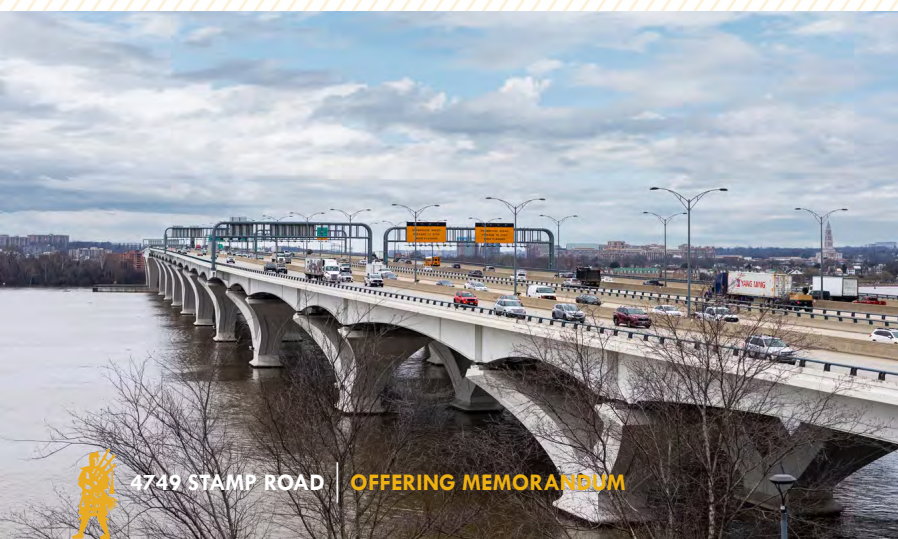
These neighborhoods are among the most densely populated, located in and around urban centers and their suburbs.



4749 STAMP ROAD | OFFERING MEMORANDUM

MARKET AERIAL





PRINCE GEORGE'S COUNTY, MD

Prince George's County is located in central Maryland bordering Washington, DC and is a key part of the broader Washington metropolitan area. The county seat is Upper Marlboro, and major communities include Bowie, College Park, Laurel, Greenbelt, Hyattsville, and Largo, along with a wide range of suburban and urbanizing residential areas. Its location along major transportation corridors such as I-495, US Route 50, and the Baltimore Washington Parkway provides strong regional connectivity and supports its role as a major employment and residential center within the DC region.

A defining feature of Prince George's County is its strong connection to the federal government and proximity to Washington, DC, which drives a significant portion of its employment base. The county is home to major federal facilities such as Joint Base Andrews and the Internal Revenue Service headquarters, along with a growing presence of corporate offices, healthcare institutions, and transit oriented development. The University of Maryland in College Park further anchors the county's role in education, research, and innovation, contributing to workforce development and economic growth.

- Joint Base Andrews
- University of Maryland, College Park
- Internal Revenue Service (IRS)
- Prince George's County Public Schools
- University of Maryland Capital Region Medical Center
- Amazon
- Kaiser Permanente
- MGM National Harbor
- Safeway
- Walmart

Beyond government and education, Prince George's County's economy is diversified across healthcare, retail, hospitality, logistics, and professional services. National Harbor serves as a major tourism and entertainment destination, anchored by hotels, restaurants, and convention activity, while retail centers and business parks throughout the county support local employment. The county also benefits from extensive public transit access, including multiple Metrorail lines, which enhances connectivity to Washington, DC and surrounding job centers.



TEMPLE HILLS, MD

Temple Hills is located in southern Prince George's County, Maryland, just southeast of Washington, DC. The community offers convenient access to major transportation routes including Interstate 495 (Capital Beltway), Branch Avenue (MD 5), and St. Barnabas Road, providing direct connections to downtown Washington, DC, Joint Base Andrews, and surrounding employment centers. Temple Hills is closely connected to neighboring communities such as Camp Springs, Hillcrest Heights, Marlow Heights, and Oxon Hill, and is characterized by established suburban neighborhoods featuring a mix of single-family homes, townhomes, and multifamily residential developments. Local amenities include Henson Creek Park and its extensive trail system, the Temple Hills Community Center, and nearby retail destinations such as Rosecroft Shopping Center.

A defining feature of Temple Hills is its role as a well-established commuter community within the Washington metropolitan area. Many residents are employed in the federal government, healthcare, education, and professional services sectors, benefiting from the area's proximity to major employment centers throughout Prince George's County and the District of Columbia. The local economy is supported by neighborhood retail, service-oriented businesses, and convenient access to regional commercial corridors, while the community's transportation connectivity and suburban character continue to support residential demand and long-term appeal.



CONFIDENTIALITY & DISCLAIMER

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This Offering Memorandum was prepared by MacKenzie Commercial Real Estate Services, and has been reviewed by Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors that, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form and do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by MacKenzie Commercial Real Estate Services, or the Seller. Each prospective purchaser is to rely upon its

own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived. MacKenzie Commercial Real Estate Services is not authorized to make any representations or agreements on behalf of Seller.

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