CPG RELATIONSHIP DRIVEN REAL ESTATE

www.cohnpropertygroup.com

223 WESTHAMPTON AVENUE

CAPITOL HEIGHTS, MD

INDUSTRIAL VALUE ADD OPPORTUNITY

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BUSINESS TERMS

SALE PRICE	CONTACT CPG FOR PRICING GUIDANCE
STUDY PERIOD	30 DAYS
DEPOSIT	MINIMUM 5% OF PURCHASE PRICE
TERMS	CASH AT SETTLEMENT
SETTLEMENT	30 DAYS
OFFERS DUE	SEPTEMBER 16, 2026

This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived.

EXECUTIVE OVERVIEW

223 Westhampton Avenue presents a rare opportunity to acquire a strategically located industrial property inside the Capital Beltway in one of Prince George's County's most supply-constrained industrial submarkets. Situated on approximately 1.51 acres and improved with approximately 42,000 square feet of industrial space, the property offers immediate owner-user functionality while presenting a compelling value-add redevelopment opportunity.

Historically utilized as a chemical manufacturing facility, the existing improvements consist of two connected industrial buildings totaling approximately 42,000 square feet. While portions of the improvements continue to provide functional industrial space, the property's current configuration limits its appeal to today's industrial users and does not fully capitalize on the site's exceptional location or underlying land value.

CPG believes the property's highest value may be realized through a selective redevelopment strategy rather than maintaining the existing configuration. Specifically, demolition of the approximately 18,000-square-foot northern building, while retaining the existing 24,000-square-foot two-story southern building, would transform the property into a highly functional contractor headquarters or multi-tenant industrial asset. This approach would create approximately one acre of secure outdoor storage, allowing the remaining building to be occupied by either a single user or divided into two approximately 12,000-square-foot tenant suites, each with dedicated secure yard space.

The repositioned asset would satisfy a growing segment of the industrial market seeking functional warehouse and office space paired with secure outdoor storage—an increasingly scarce product inside the Beltway. Potential users include utility contractors, site contractors, electrical and mechanical contractors, telecommunications companies, fleet operators, equipment distributors, and other service-oriented businesses that require both indoor workspace and dedicated outdoor storage.

Based on current market conditions, CPG believes the repositioned property could support market rents of approximately $14.00 - &16.00 per square foot NNN for the building improvements, together with approximately $2.00 per square foot for secure outdoor storage. This repositioning strategy has the potential to materially enhance both the property's marketability and long-term value while requiring a relatively modest capital investment compared to a full redevelopment. Given the approximate measurements of 24,000 sf of remaining building, and 46,000 sf of IOS, the future NOI could be nearly $428,000.

The Maryland Department of the Environment (MDE) has reviewed the environmental investigation and remediation completed at the Property and concluded that the historical volatile organic compound (VOC) impacts were appropriately investigated and mitigated. As a result, MDE formally closed the matter and placed the Property into its "archived site" status, indicating that no further agency involvement is required at this time.

With immediate access to Interstate 495, Central Avenue, Washington, D.C., and the broader metropolitan transportation network, 223 Westhampton Avenue offers investors, developers, and owner-users a unique opportunity to acquire a well-located industrial asset with significant upside through thoughtful repositioning.

PROPERTY OVERVIEW

ADDRESS	223 Westhampton Ave, Capitol Heights, MD 20743
TAX ID NO.	1991769
MUNICIPALITY	Prince George's
LAND AREA	1.51 acres
ZONING	I-E (Industrial Employment)
EXISTING IMPROVEMENTS	2 adjoining buildings totaling approximately 42,000 SF
UTILITIES	Public Water & Sewer, Full Sprinklered
CEILING HEIGHT	18' clear on 2nd level (12' on lower level)

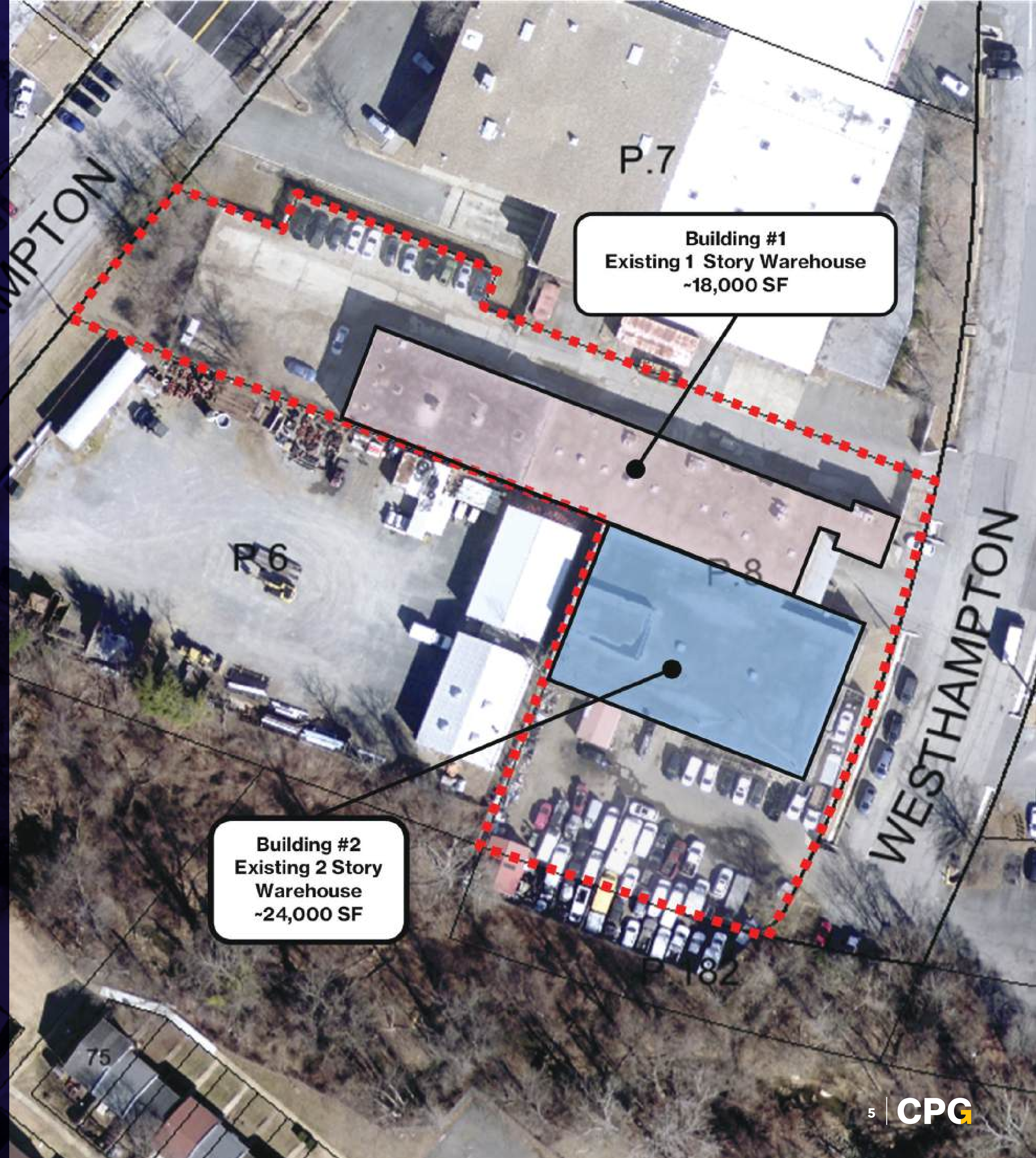
DEMOGRAPHICS (3MILE RADIUS)

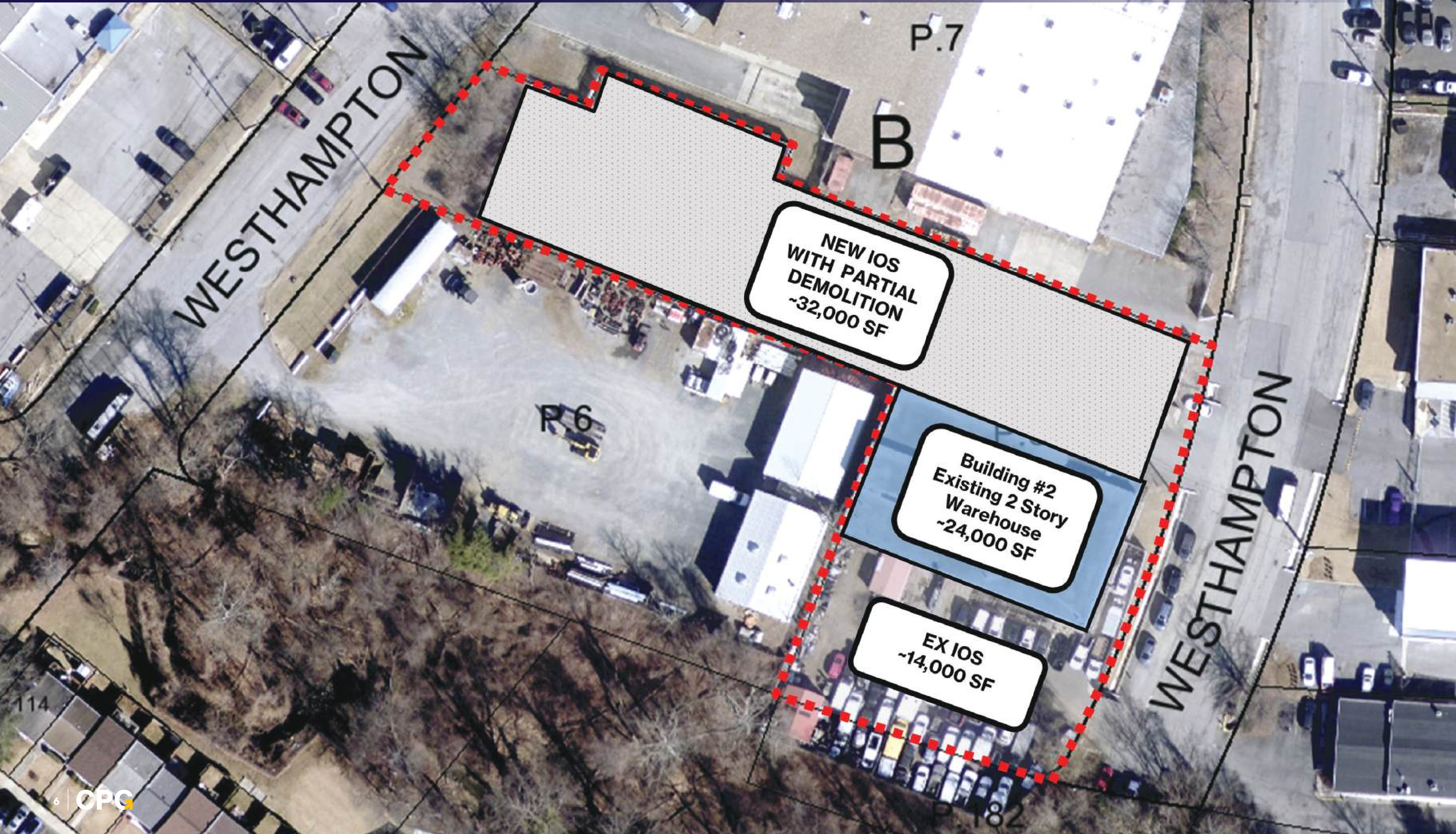
113,483
POPULATION

$43,138
AVG INCOME

$111,525
HOUSEHOLDS

4,914
BUSINESSES

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B
WESTHAMPTON
NEW IOS WITH PARTIAL DEMOLITION ~32,000 SF
P.6
Building #2 Existing 2 Story Warehouse ~24,000 SF
EX IOS ~14,000 SF
WESTHAMPTON
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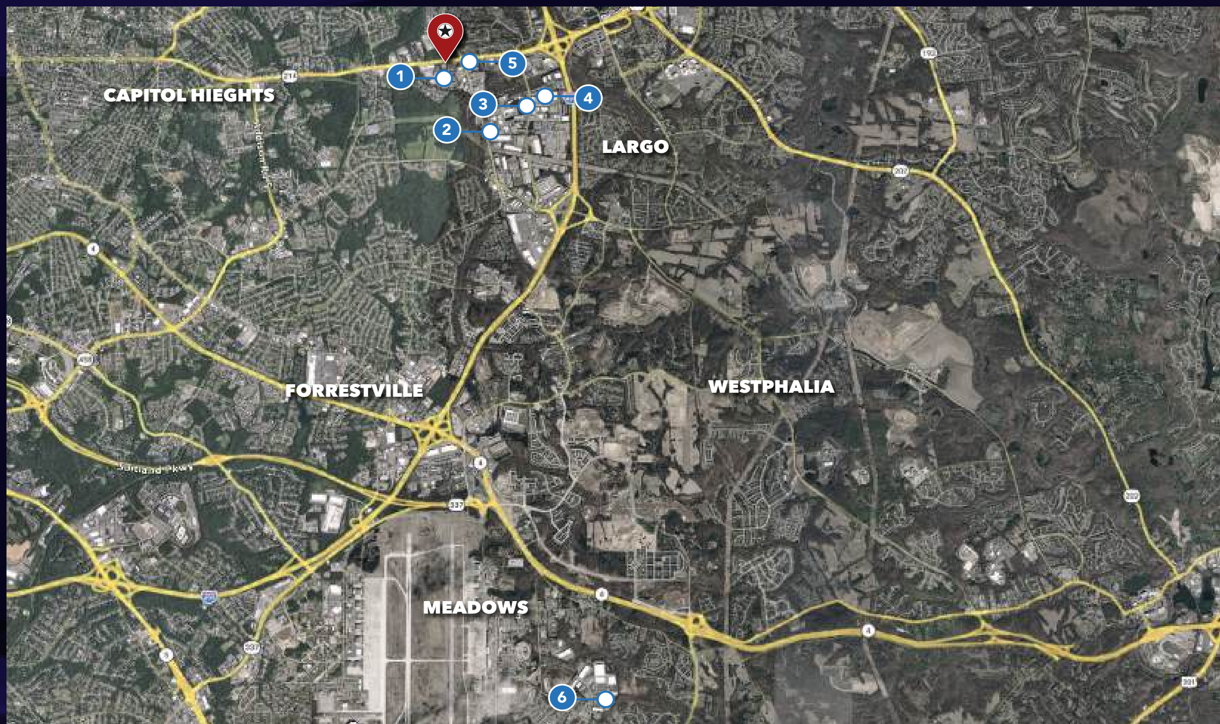
EXIT
EXIT


USED CAR SALE!
USED CAR SALE!

LEASE COMPARABLES

Since true IOS lease transactions are often negotiated privately and many landlords do not publish rents, we have included **verified asking rents where available** and **market rent estimates** for comparable IOS assets based on current industrial listings and Mid-Atlantic IOS market data.



MARKET OBSERVATIONS

For infill Prince George's County industrial space, published asking rents generally fall between **$9.75 and $18.00/SF NNN** depending on age, clear height, and functionality.

Dedicated IOS assets typically command an additional premium because tenants are paying for scarce, legally permitted outdoor storage. Institutional investors often underwrite:

- Warehouse: **$13.50–16.00/SF NNN**
- Paved/fenced yard: **$2.25–3.50 per yard SF annually**
- Trailer parking: **$175–300 per trailer position per month**

1

207 W HAMPTON AVE

DISTANCE: 0.2 mi
BUILDING SIZE: 13,080 SF
IOS COMPONENT: Limited yard
ASKING RENT ($/SF NNN): $14.00/SF
ESTIMATED IOS YARD RENT: Minimal

2

716 RITCHIE ROAD

DISTANCE: 1.1 mi
BUILDING SIZE: 83,955 SF
IOS COMPONENT: Truck court / excess land
ASKING RENT ($/SF NNN): $12.00/SF NNN
ESTIMATED IOS YARD RENT: Included

3

9100–9136 E HAMPTON DRIVE

DISTANCE: 1.3 mi
BUILDING SIZE: 9,960–10,400 SF
IOS COMPONENT: Industrial park
ASKING RENT ($/SF NNN): $9.75/SF
ESTIMATED IOS YARD RENT: None published

4

505 HAMPTON PARK BLVD

DISTANCE: 1.5 mi
BUILDING SIZE: 2,880 SF
IOS COMPONENT: Small industrial
ASKING RENT ($/SF NNN): $14.00/SF
ESTIMATED IOS YARD RENT: None published

5

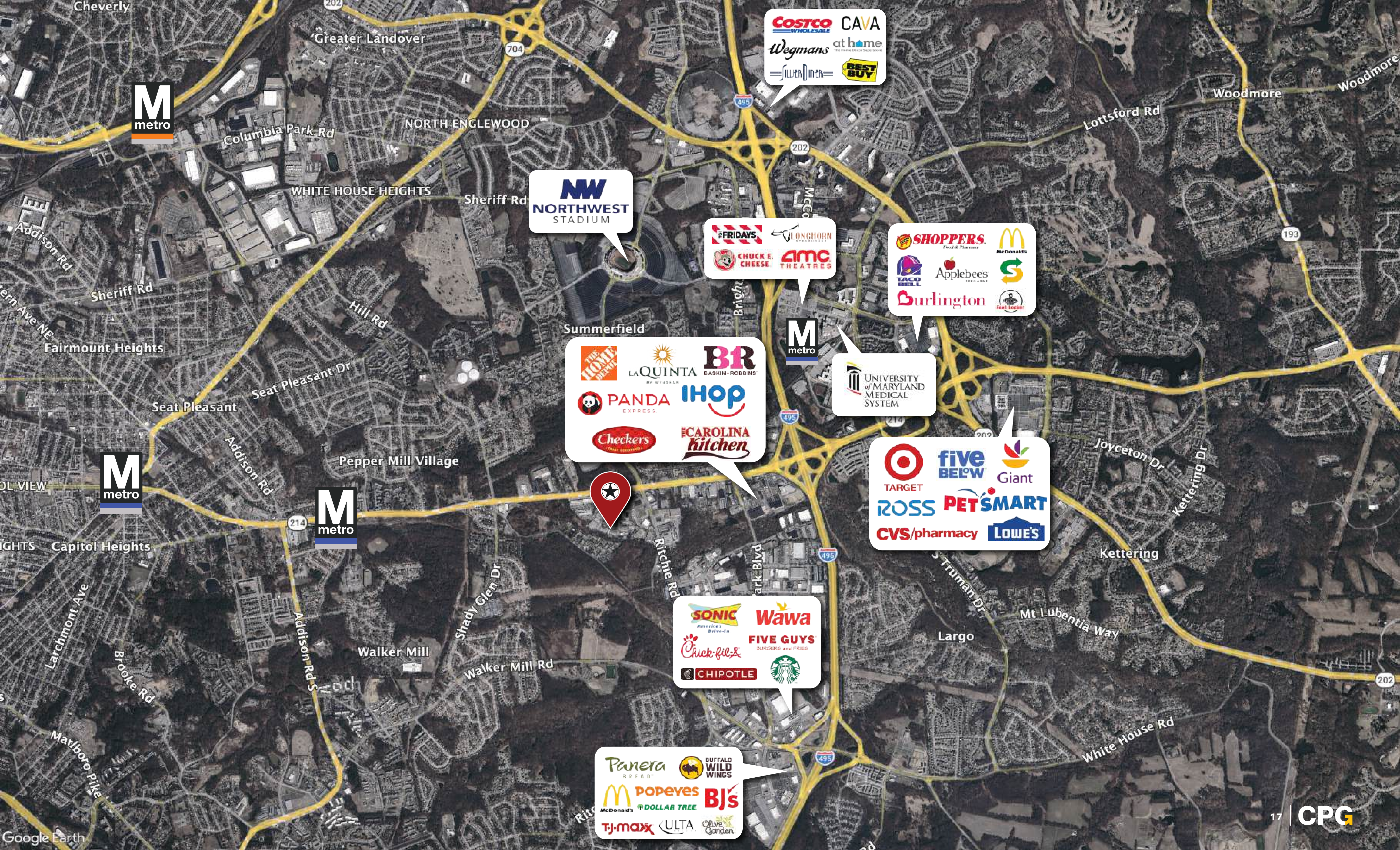
51 RITCHIE ROAD

DISTANCE: 1.0 mi
BUILDING SIZE: 102,750 SF
IOS COMPONENT: ±8 AC IOS
ASKING RENT ($/SF NNN): Confidential
ESTIMATED IOS YARD RENT: Estimated $14–17/SF warehouse plus premium yard rent

6

9701 FALLARD TERRACE

DISTANCE: 8.0mi
BUILDING SIZE: 6,020 SF
IOS COMPONENT: ±2.4 AC IOS
ASKING RENT ($/SF NNN): Confidential
ESTIMATED IOS YARD RENT: lEstimated $15–18/SF warehouse plus premium yard rent


Cheverly
Greater Landover
NORTH ENGLEWOOD
WHITE HOUSE HEIGHTS
Columbia Park Rd
Sheriff Rd
Addison Rd
Hill Rd
Fairmount Heights
Seat Pleasant Dr
Seat Pleasant
Summerfield
Pepper Mill Village
Capitol Heights
Walker Mill
Walker Mill Rd
Shady Glen Dr
Ritchie Rd
Addison Rd S
Larchmont Ave
Brooke Rd
Marlboro Pike
Lottsford Rd
Woodmore
Joyceton Dr
Kettering Dr
Kettering
Mt Lubentia Way
Largo
White House Rd
metro
NORTHWEST STADIUM
COSTCO WHOLESALE
CAVA
Wegmans
at home
Silver Diner
BEST BUY
TGI FRIDAYS
LONGHORN
CHUCK E. CHEESE
amc THEATRES
SHOPPERS
McDonald's
TACO BELL
Applebee's
Burlington
Foot Locker
THE HOME DEPOT
LA QUINTA
BASKIN ROBBINS
PANDA EXPRESS
IHOP
Checkers
CAROLINA kitchen
UNIVERSITY of MARYLAND MEDICAL SYSTEM
TARGET
five BELOW
Giant
ROSS
PETSMART
CVS/pharmacy
LOWE'S
SONIC
Wawa
FIVE GUYS
Chick-fil-A
CHIPOTLE
Panera BREAD
BUFFALO WILD WINGS
McDonald's
POPEYES
DOLLAR TREE
BJ's
TJ·maxx
ULTA
Olive Garden
Google Earth

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