

CAPITAL INTERSTATE

LOGISTICS CENTER



3300 Marlo Lane
Forestville, MD



**UP TO
34,998 SF
AVAILABLE**

1.5 MI From Beltway

NEW OWNERSHIP



**CUSHMAN &
WAKEFIELD**



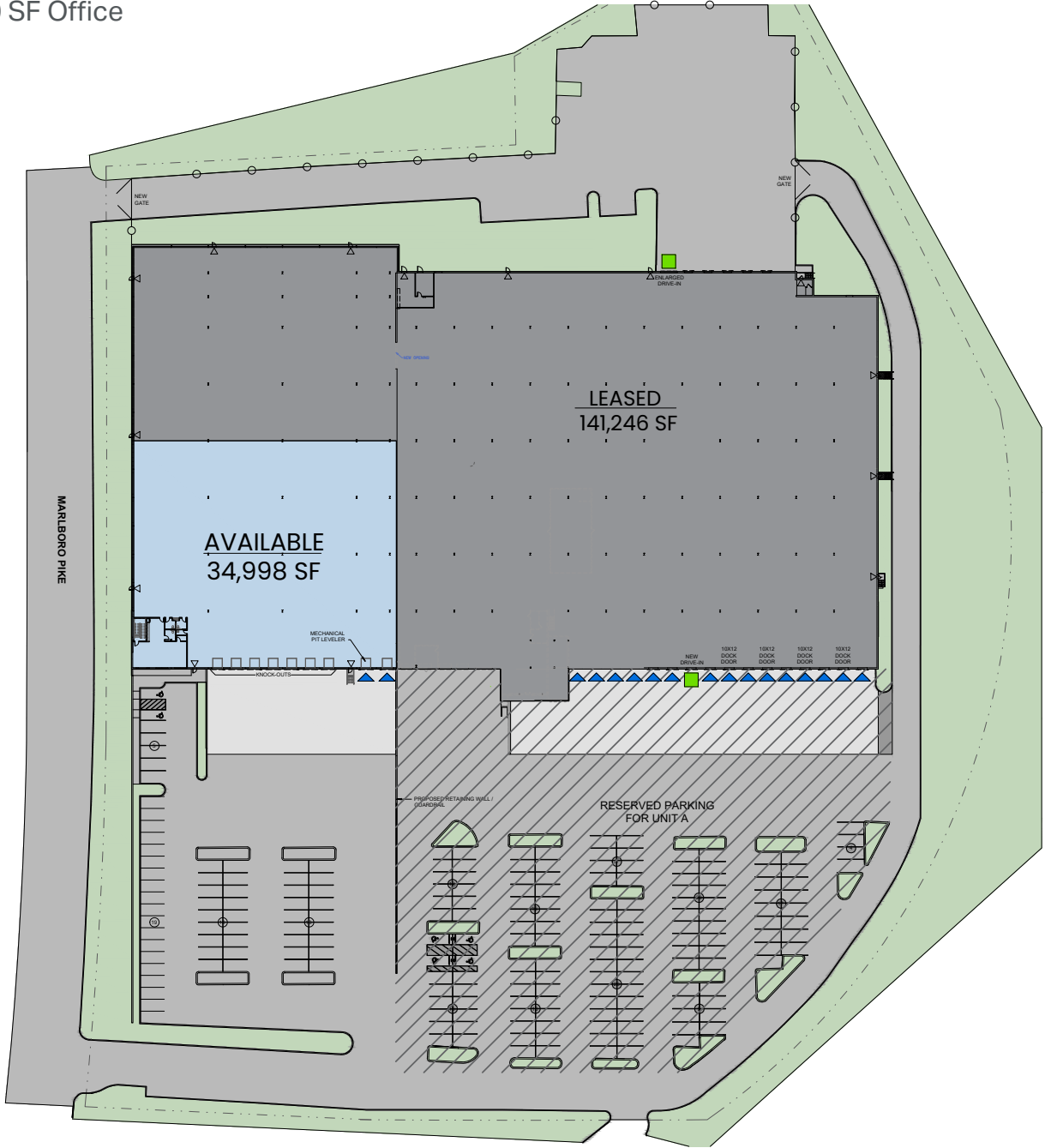
SL Industrial Partners
A Silverman Group Company

A CAPITAL ADVANTAGE IN LOGISTICS

Construction and Property Upgrades Underway

Site Plan

34,998 SF Available
with 1,100 SF Office



Strategically positioned five miles southeast of Washington, D.C. with immediate access to the Capital Beltway and Route 4, Capital Interstate Logistics Center offers 34,998 SF of highly functional distribution space with critical connectivity to major regional population centers, ports, and transportation corridors. With significant renovations and upgrades planned for 2026, this Class A logistics facility combines modernized infrastructure, efficient design, and exceptional access to deliver a best-in-class distribution opportunity in the heart of the DMV.

Abundant
trailer
parking and
200+ auto
spots



34,998 +-SF
available



Fenced outside
storage



32' clear
ceiling height



Upgraded ESFR
sprinkler system



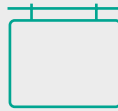
9 docks



42'10" x 28'8"
column spacing



6 existing
drive-in doors



40' wall with prominent signage opportunity
along Rte 4 (63,000 cars per day)



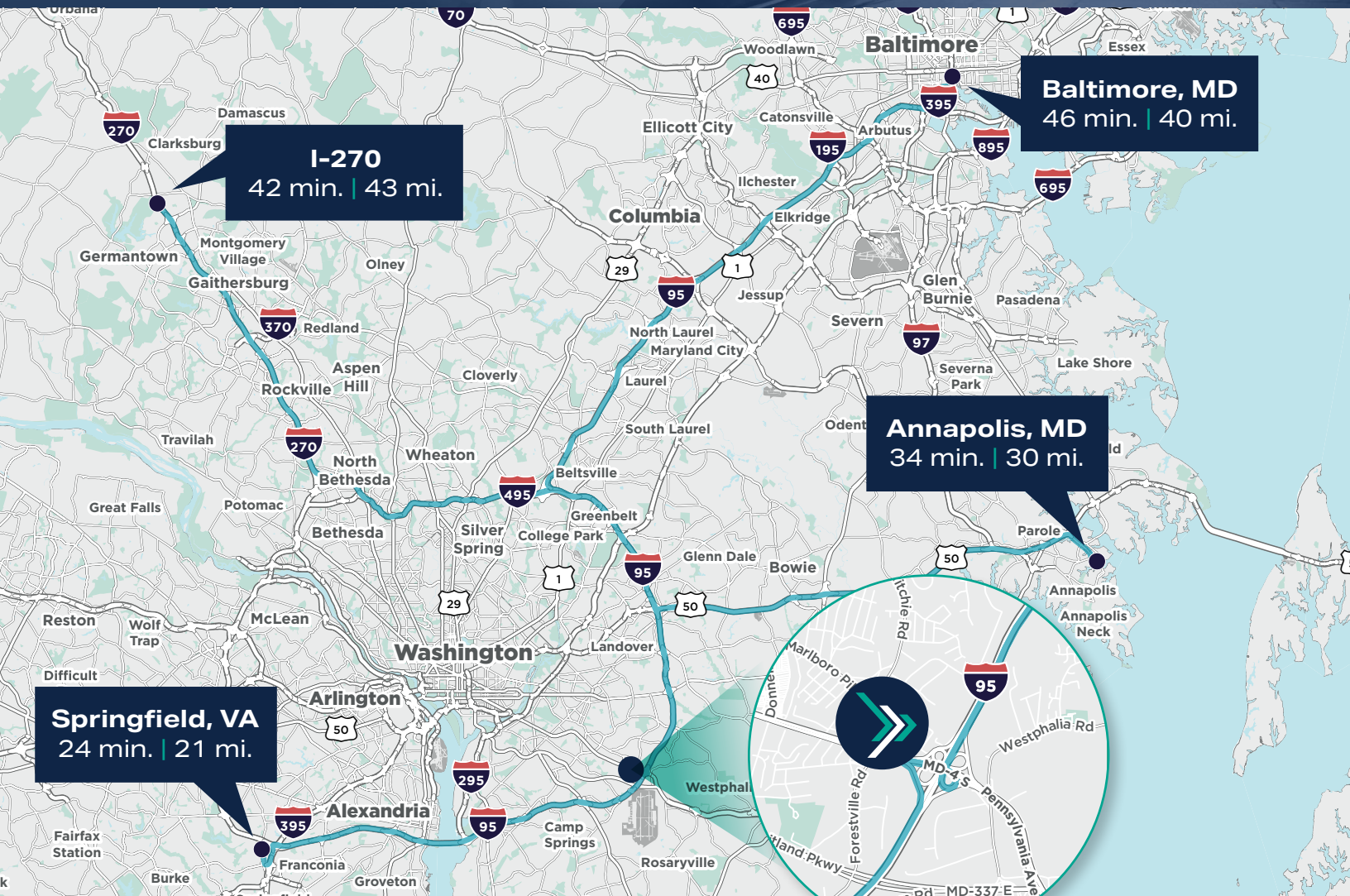
Cross-dock
capability



Immediate access to the Capital Beltway
(I-495/I-95) & Route 4

CRITICALLY CONNECTED

**CAPITAL
INTERSTATE**
LOGISTICS CENTER



Drive Times

Route 4	2 min
Capital Beltway	4 min
Washington DC	20 min
Interstate 95	25 min
Reagan National	30 min

Annapolis	40 min
Dulles International	45 min
BWI Airport	45 min
Baltimore	55 min

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