MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

EXCLUSIVE OFFERING

OFFERING MEMORANDUM

3941 PENN BELT PLACE
FORESTVILLE, MD 20747

FOR SALE

VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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EXECUTIVE **SUMMARY**

MacKenzie Commercial Real Estate Services, LLC is pleased to exclusively offer 3941 Penn Belt Place for sale. This offering represents a rare opportunity to acquire a turnkey, well-located industrial condo designed for an owner-user seeking control, functionality, and long-term cost stability.

3941 Penn Belt Place is a 6,044 square foot industrial condo end unit located immediately adjacent to Joint Base Andrews, with convenient access to Route 4, I-495, and the greater Washington, DC Metro region.

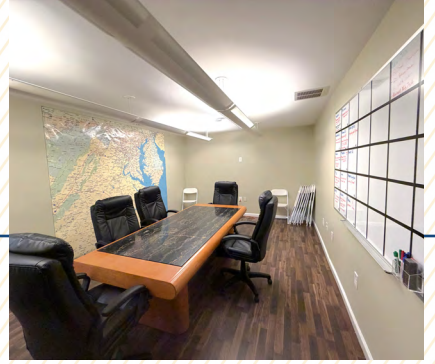
The property features 18' clear ceiling heights, heavy 480V power, an oversized drive-in door, excellent warehouse lighting, and a clean, highly functional warehouse area. As an end unit, the property benefits from significant parking along the front and side of the building, with additional room for container, vehicle, or equipment storage.

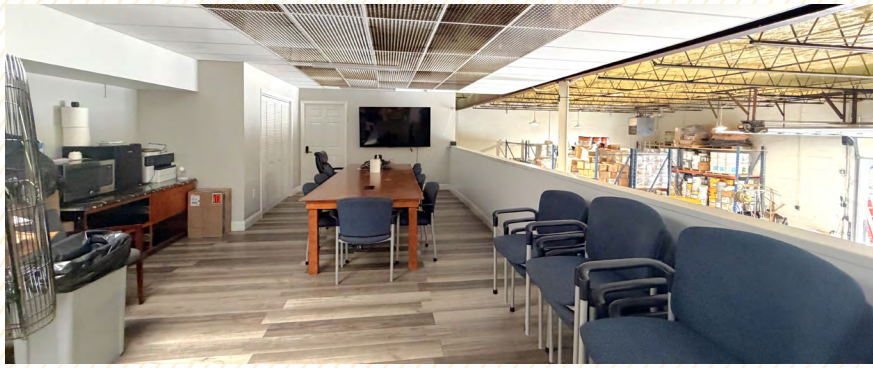
The office area is exceptionally well finished and includes a professional reception area, private offices, kitchenette, updated restrooms, and two recently built-out conference rooms. The second floor includes additional office and conference space overlooking the warehouse operations.

The property is turnkey and highly functional for small businesses seeking a stable, long-term location within a strong business community surrounded by several regional and national companies.

AVAILABLE:	6,044 ± SF
LOT SIZE:	1.31 ± AC
ZONING:	IE
SALE PRICE:	**$1,500,000**

MacKenzie Commercial Real Estate Services, LLC exclusively represents the ownership with the sale of **3941 Penn Belt Place** in Forestville, Maryland.





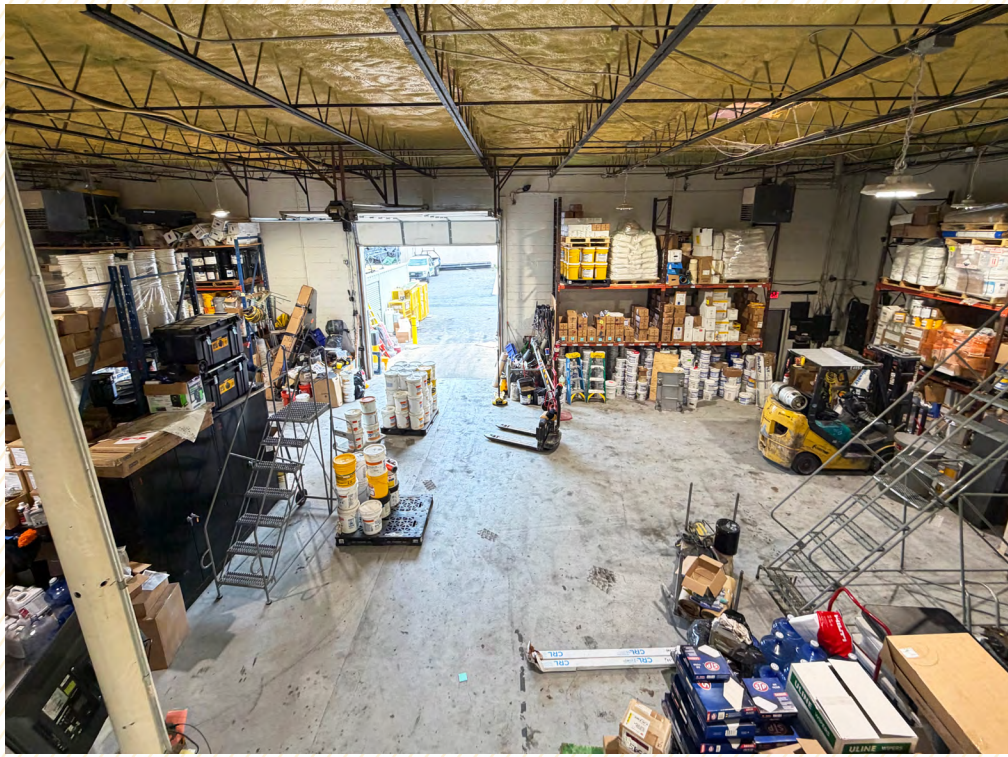
OFFERING HIGHLIGHTS

LOCATION

Strategic location with immediate access to Washington DC and the Capital Beltway. There is excellent regional connectivity to major transportation corridors and a strong surrounding population density that supports labor access and service demand

FUNCTIONALITY

This property offers an oversized drive-in door, 18' clear height, and 480V power providing operational flexibility. It also includes a clean & functional office/reception area, parking, and IOS.



PROPERTY **SPECS**

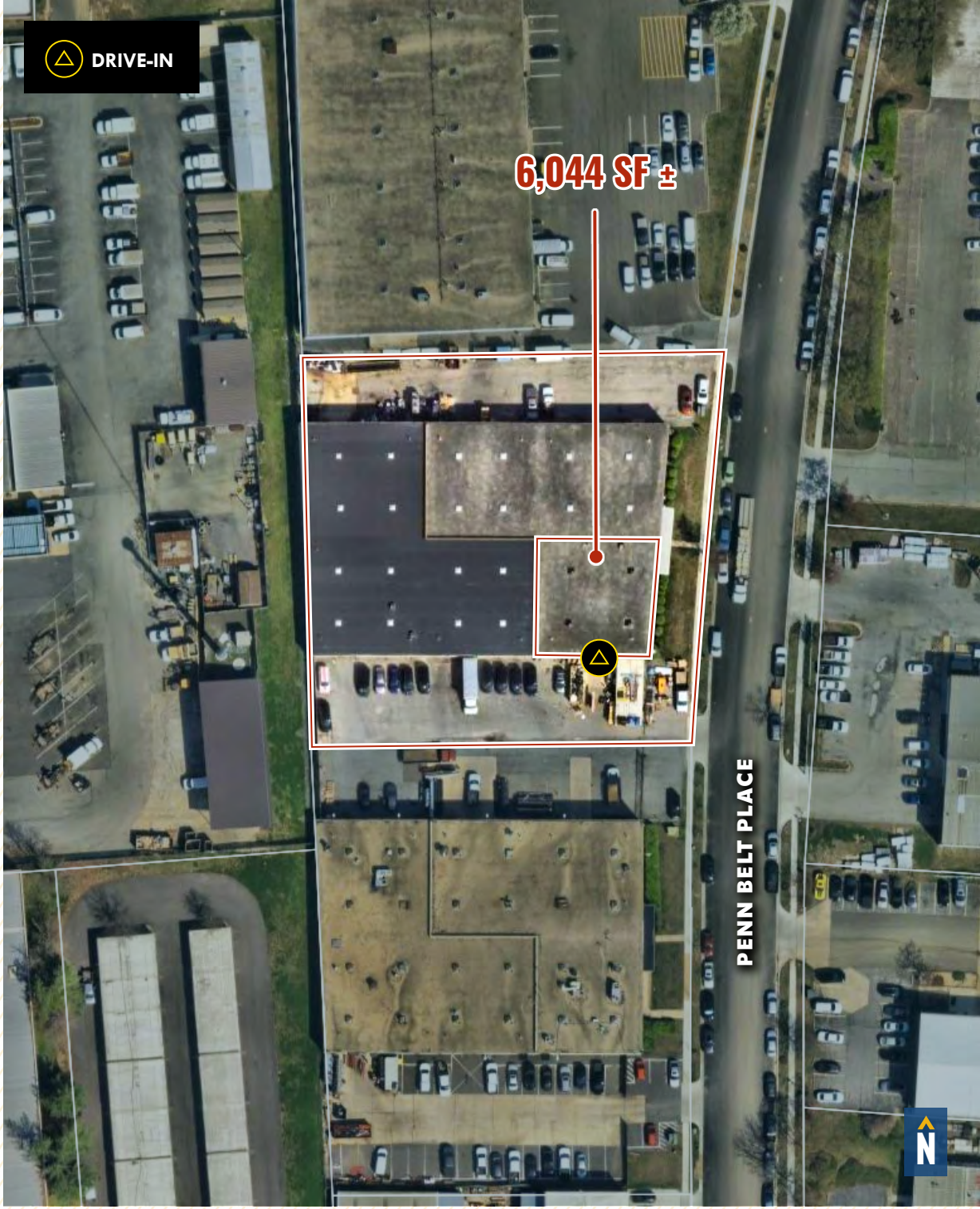
Address:	**3941 Penn Belt Place** Forestville, MD 20747
Parcel ID:	06-2791382
Map/Grid/Parcel:	0089/00F2/0000
Building Size:	31,836 SF ±
Site Size:	1.31 Acres ±
Construction:	Reinforced Concrete
Drive-ins:	1 Over-Sized
Clear Height:	18'
Year Built:	1976
Zoning:	IE: Industrial, Employment Zone

Zoning: IE

Prince George's County, MD

IE: Industrial, Employment Zone

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.



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

24% KIDS AND KIN

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

24% CITY STRIVERS

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations.

20% DREAMBELT

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

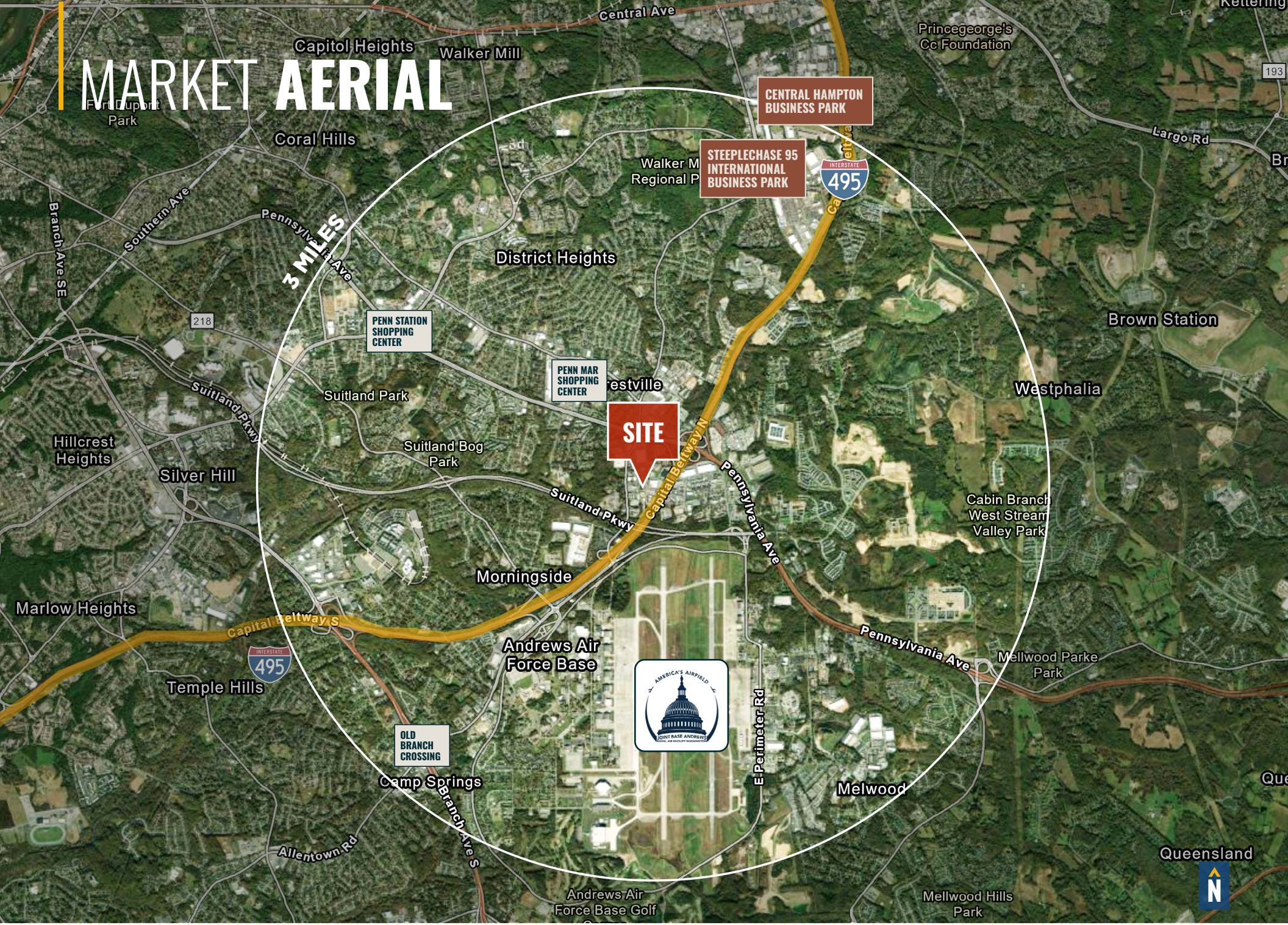
DEMOGRAPHICS

2025

DRIVE TIME:	10 MINS	20 MINS	30 MIN
TOTAL POPULATION	6,879	75,500	238,476
DAYTIME POPULATION	7,852	65,010	189,785
AVERAGE HOUSEHOLD INCOME	$103,991	$111,280	$112,232
NUMBER OF HOUSEHOLDS	2,856	30,972	96,015
MEDIAN AGE	39.7	38.0	39.1

FULL DEMOS REPORT

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.

FORESTVILLE, MD

Forestville is located just east of Washington, DC along the Capital Beltway. The area is positioned near major transportation routes including I-495 and Pennsylvania Avenue, providing direct access to downtown Washington, DC and surrounding employment centers. Forestville is closely connected to nearby communities such as District Heights, Suitland, and Capitol Heights, and consists primarily of established suburban neighborhoods with a mix of single family homes, townhomes, and multifamily housing.

A defining feature of Forestville is its role as a commuter oriented suburban community within the Washington metropolitan area. Many residents work in federal government, public administration, and related sectors, supported by proximity to Joint Base Andrews and downtown DC. The local economy is also influenced by transportation, warehousing, and education sectors, reflecting its integration into the broader Prince George's County employment base. Retail centers and neighborhood commercial corridors provide everyday services, while access to regional job hubs drives housing demand.

CONFIDENTIALITY & **DISCLAIMER**

MacKenzie Commercial Real Estate Services, LLC is the exclusive agent for the sale of this property and, as such, will act as the Seller's Agent. Consequently, the prospective purchaser should not disclose any confidential information to MacKenzie Commercial Real Estate Services.

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.

This Offering Memorandum is the property of MacKenzie Commercial Real Estate Services, and may be used only by parties approved by MacKenzie Commercial Real Estate Services. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to MacKenzie Commercial Real Estate Services, and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of MacKenzie Commercial Real Estate Services and Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

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