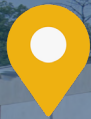


EXCLUSIVE OFFERING



**4001 - 4011
PENN BELT PLACE**
FORESTVILLE, MD 20747



**FOR
SALE**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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EXECUTIVE SUMMARY

4001-4011 PENN BELT PLACE

FORESTVILLE, MD 20747

MacKenzie Commercial Real Estate Services, LLC is pleased to offer **4001- 4011 Penn Belt Place** exclusively for sale.

This sale represents a rare opportunity to acquire a standalone building with secure outdoor storage space, fully sprinklered, and with both Drive-In and Dock Loading capabilities.

This wholly owned building is comprised of condo units all occupied by a single tenant. The facility is immediately adjacent to Joint Base Andrews, with immediate access to Route 4, I-495, and the Washington DC, Metro region. The building is fully occupied with one month-to-month lease and a National-Creditworthy tenant base in a stable industry.



BUILDING SIZE:

33,594 SF ±



FLOORPLATE:

28,000 SF ±



LOT SIZE:

1.41 AC ±



ZONING:

IE



SALE PRICE:

NEGOTIABLE



OFFERING HIGHLIGHTS

STABLE TENANCY

This location represents one of the top-producing branches for Pye-Barker and is differentiated by being the only facility of its kind locally to offer in-house fabrication.

LOCATION

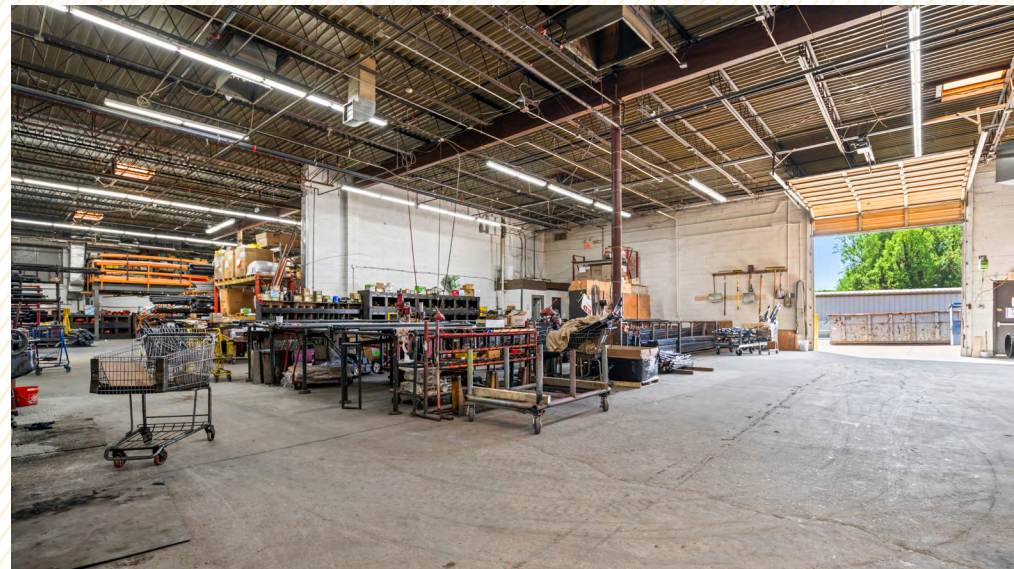
Infill, Beltway Location with Strong Access inside the I-495 beltway with immediate connectivity to Route 4 and DC metro.

FUNCTIONALITY

This property boasts a Rare Combination of sprinklers, drive-ins, dock loading, and secured truck court, making it difficult to replicate in this size range and location.



MacKenzie Commercial Real Estate Services, LLC exclusively represents the ownership with the sale of **4001-4011 Penn Belt Place** in Forestville, Maryland.



TENANT PROFILE



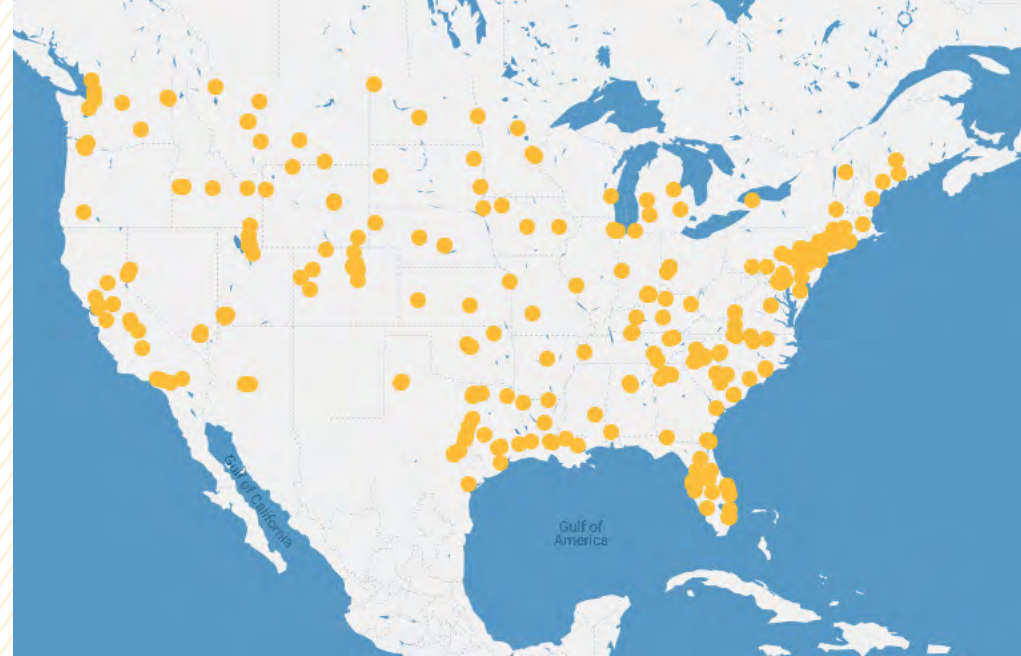
Pye-Barker Fire & Safety, is one of the fastest-growing fire protection and life safety service providers in the country, backed by a nationwide platform and recurring service-based revenue. Their business is driven by regulatory compliance requirements, resulting in consistent demand and strong long-term occupancy outlook.

SPECIALIZED

Pye-Barker employs highly specialized and trained experts to perform the sensitive work of installing, repairing, and monitoring fire-life safety systems.

STABLE

Pye-Barker continues to grow and its revenue is supported by nondiscretionary services and regulatory requirements



PROPERTY SPECS

Address: 4001- 4011 Penn Belt Place
Forestville, MD 20747

Parcel ID: 06-3081254

Map/Grid/Parcel: 0089/00F2/0000

Building Size: 33,594 SF ±

Floorplate: 28,000 SF ±

Site Size: 1.41 Acres ±

Construction: Masonry and Concrete

Utilities: Served by natural gas, water, and sewer
*Condo units are billed separately

Drive-ins: 4 Drive-Ins (12' W x 15' H)

Docks: 1 Dock (Van-High)

Truck Court: Fully Secured .33 Acre Truck Court
(Left-Hand Side)
Shared Secure Truck Court
(Right-Hand Side)

Year Built: 1974

Zoning: IE: Industrial, Employment Zone

Zoning: IE (Industrial Employment Zone)

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.



LEASE/**INCOME**

LEASE HIGHLIGHTS

- » 5+ Year WALT, new lease begins 1/1/2027
- » Landlord-friendly NNN lease structure
- » Contact brokers for specific information

County Taxes 2025/2026

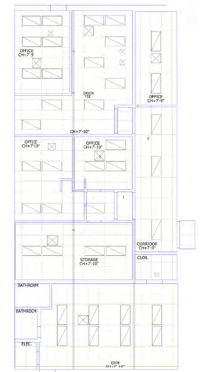
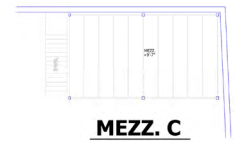
4001 Penn Belt	\$7,952.30
4003 Penn Belt	\$7,956.38
4005 Penn Belt	\$7,938.02
4007 Penn Belt	\$7,965.05
4009 Penn Belt	\$7,265.98
4011 Penn Belt	\$8,196.03
4011A Penn Belt	\$8,344.91
TOTAL	\$55,618.67
QUARTERLY	\$13,904.67



FLOOR PLAN

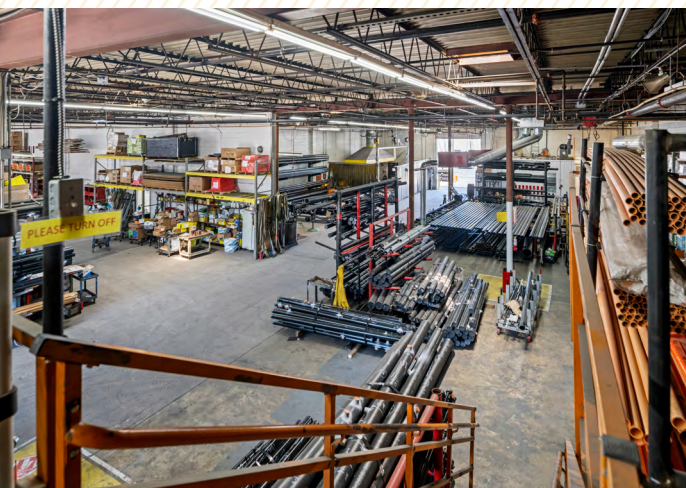
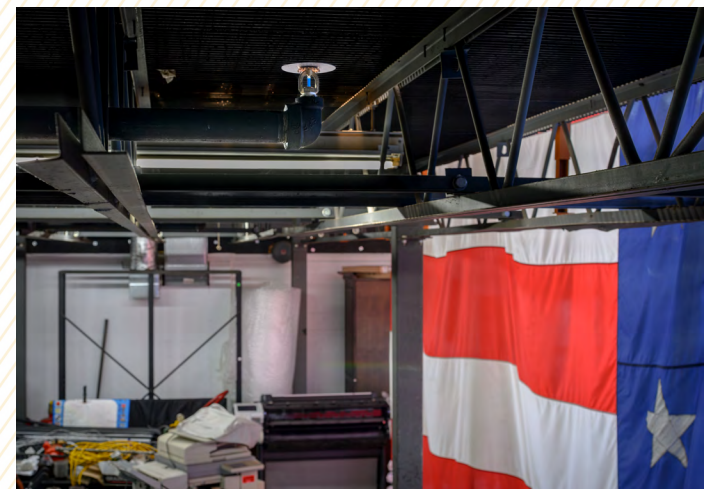
33,594 SF ±
TOTAL

28,000 SF ±
FLOORPLATE





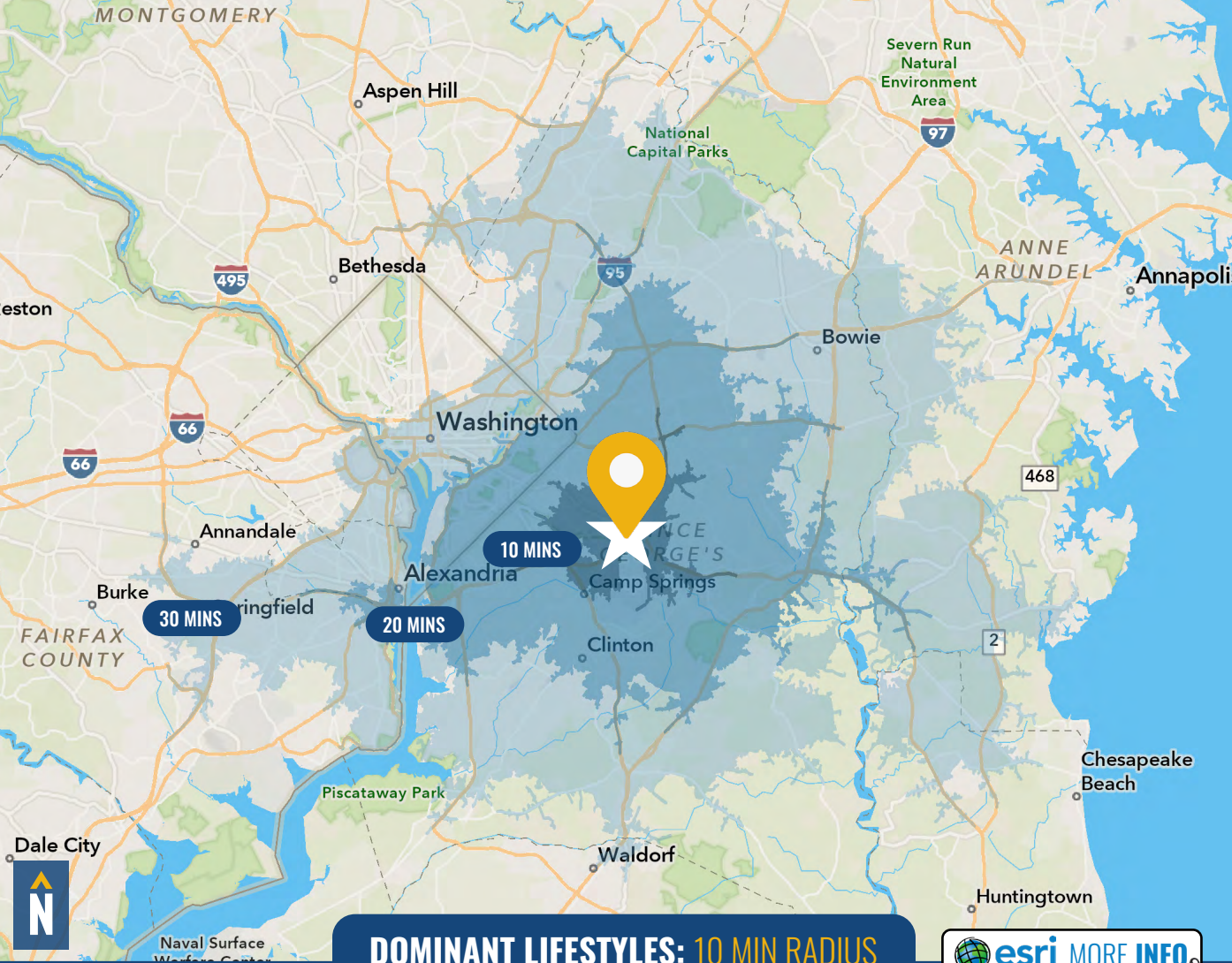
INTERIOR PHOTOS





INTERIOR PHOTOS





DOMINANT LIFESTYLES: 10 MIN RADIUS

[MORE INFO](#)

19% KIDS AND KIN



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

18% CITY STRIVERS



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

17% MODERN MINDS



Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree.

DEMOGRAPHICS

2025

DRIVE TIME: 10 MINS 20 MINS 30 MIN

TOTAL POPULATION



64,978

590,354

1,670,050

DAYTIME POPULATION



57,816

520,035

1,859,370

AVERAGE HOUSEHOLD INCOME



\$103,805

\$115,012

\$143,621

NUMBER OF HOUSEHOLDS



26,675

231,657

663,326

MEDIAN AGE



37.9

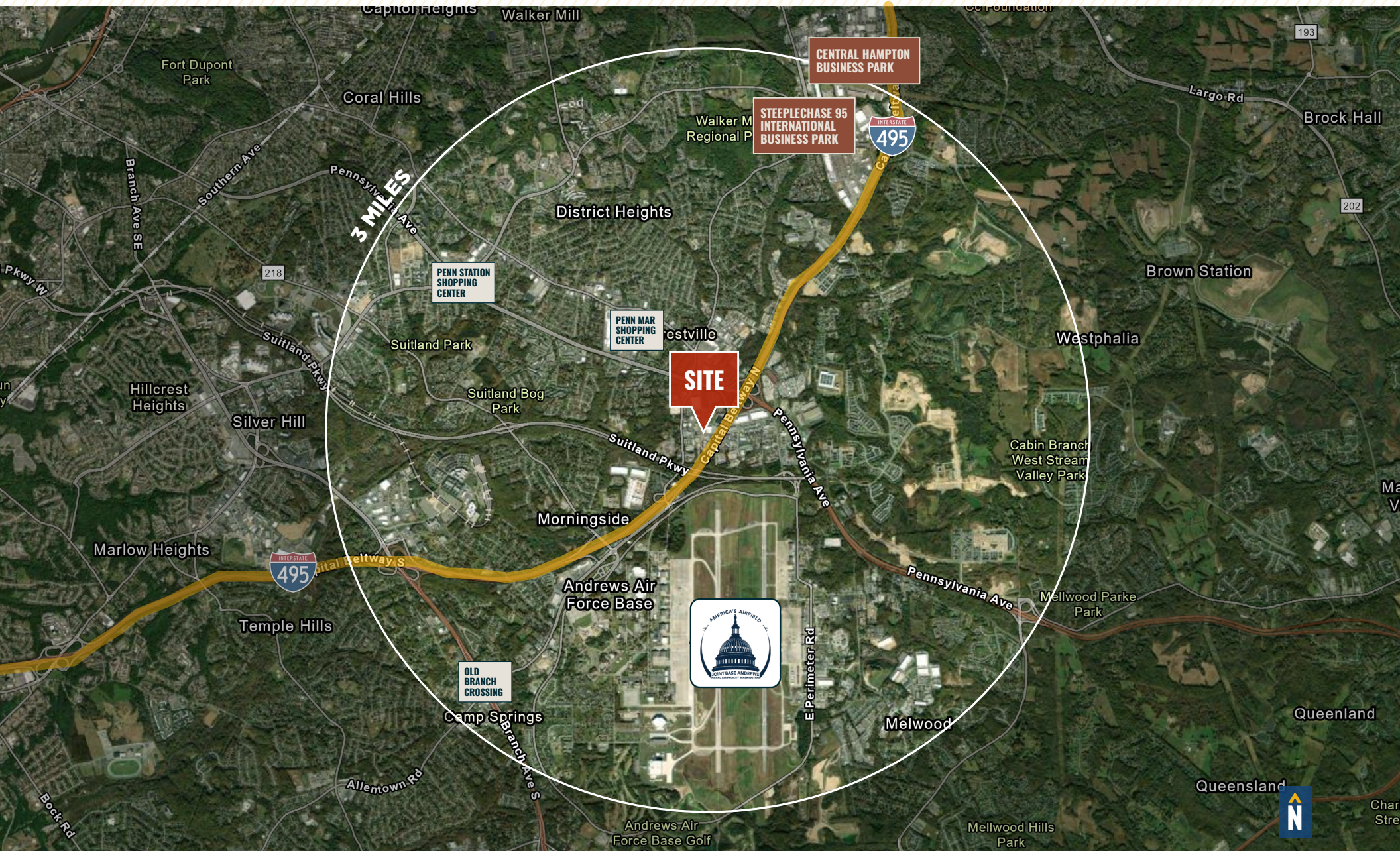
38.4

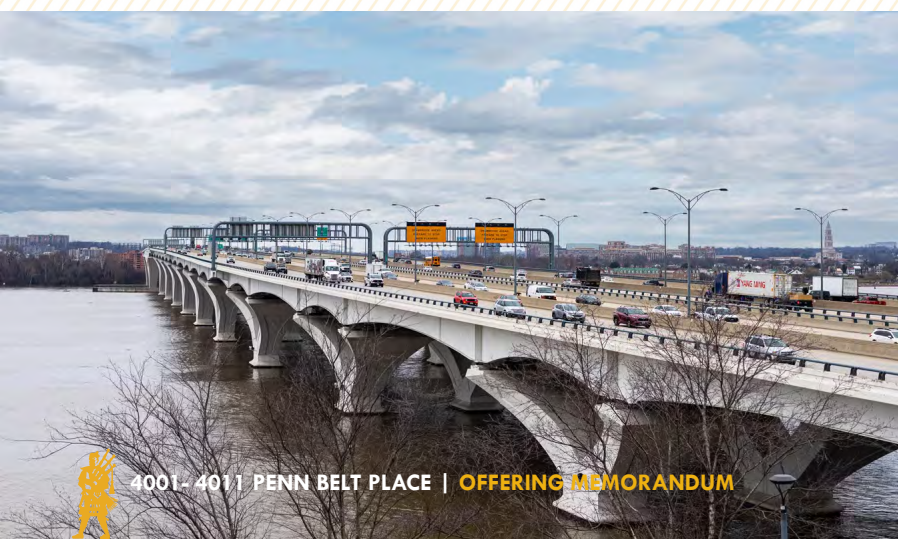
37.3

[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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