



LOGISTICS[®]
PROPERTY
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BELTSVILLE LOGISTICS CENTER

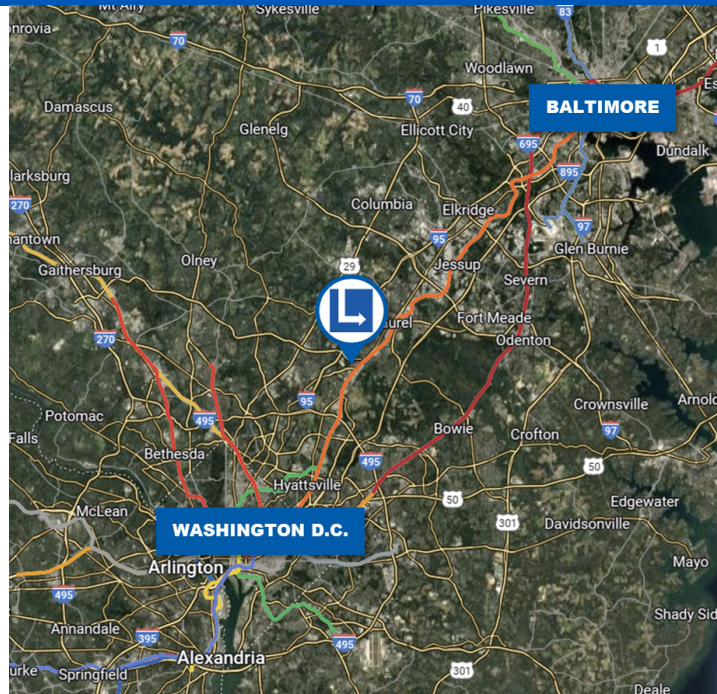
6500 & 6600 Muirkirk Rd, Beltsville, MD



269,964 TOTAL SF | 2 BUILDINGS | AVAILABLE Q3 2026

PROPERTY HIGHLIGHTS

- Two-building industrial park totaling 269,964 SF
- Building 1: 147,358 SF
- Building 2: 122,606 SF
- Excellent location just outside of Washington, D.C.
- Site located adjacent to MD-200 (Intercounty Connector)
- Immediate Access to I-95
- 20 miles to Baltimore / Washington International Airport
- 25 miles to the Port of Baltimore
- 32' clear heights
- ESFR sprinklers



NEWMARK

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Maryland Office:
1 East Pratt Street
Baltimore, MD 21202

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BUILDING 1

BUILDING SIZE	147,358 SF
DOCK DOORS	25
DRIVE-IN DOORS	2
CLEAR HEIGHT	32'
COLUMN SPACING	45'x 52'
POWER	4,000 amps
SPEED BAYS	60'
AUTO PARKING SPACES	206

BUILDING 2

BUILDING SIZE	122,606 SF
DOCK DOORS	17
DRIVE-IN DOORS	2
CLEAR HEIGHT	32'
COLUMN SPACING	45'x 52'
POWER	4,000 amps
SPEED BAYS	60'
AUTO PARKING SPACES	123
TRAILER PARKING SPACES	28

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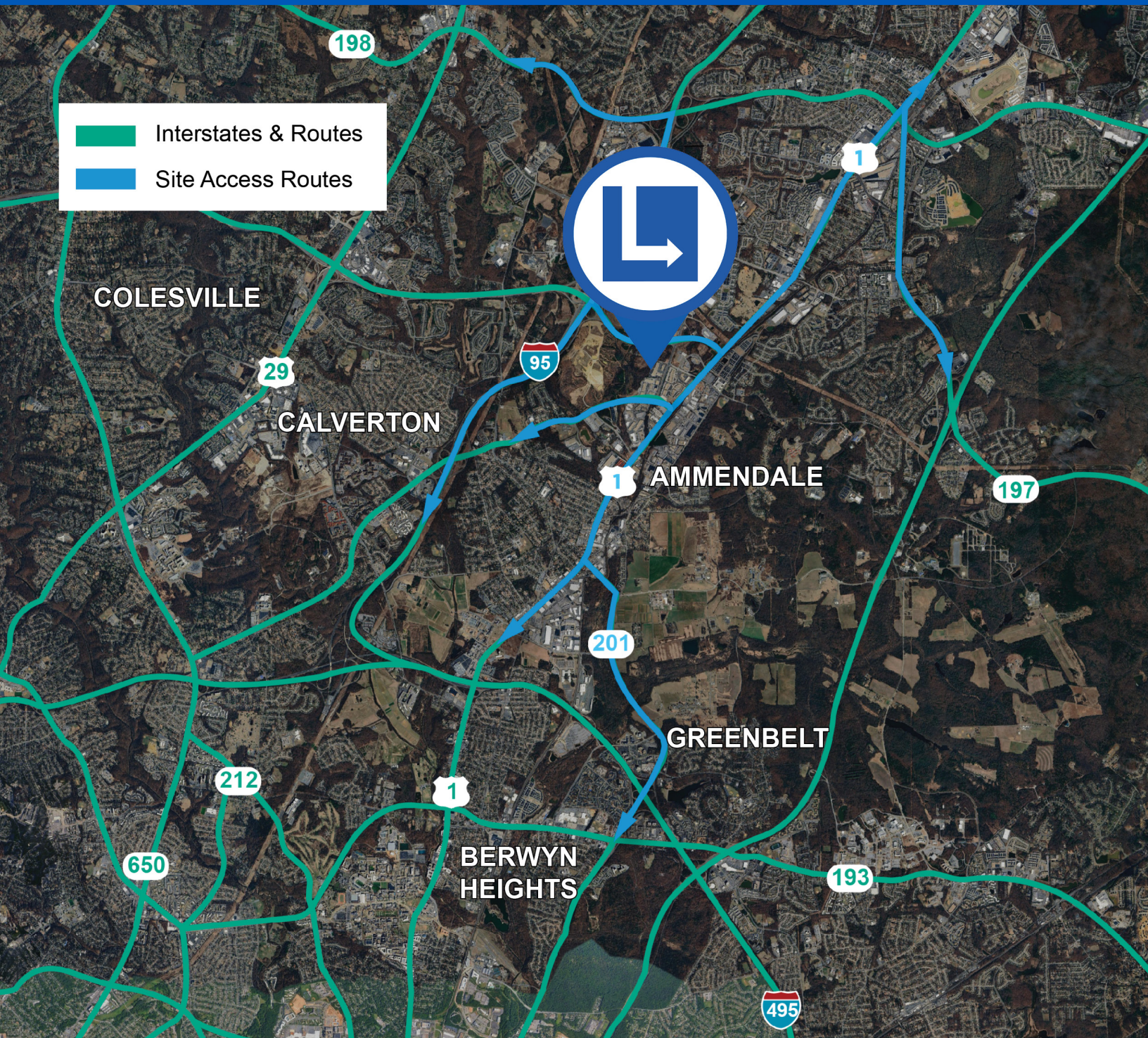
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