

INDUSTRIAL PROPERTY
FOR LEASE

10555 TUCKER STREET
Beltsville, MD 20705



PROPERTY DESCRIPTION

Industrial building located along Beltsville's Route 1 corridor. Building is zoned IH for heavy industrial uses. The property offers ample loading, office areas, and outdoor storage.

Available Size:	39,000± SF
Zoning:	IH (Industrial Heavy)
	Two oversized drive-in doors
Loading:	Eight dock doors (8' x 10') with levelers
Ceilings:	16'-18' clear (8.5' in office area)
Columns:	Approx. 30' x 50' spacing
	Outdoor storage area
Features:	Fully sprinklered
	Gas-fired heat in warehouse
Power:	208/120 power; 3-phase; 1200 amps
Office:	3,000± SF with private offices, conference room and kitchenette
Restrooms:	3 in office / 2 in warehouse
Location:	Quick access to Capital Beltway (I-495), I-95 and the ICC (MD 200) via Route 1



Loading area along Tucker Street



Recently repaved loading with drive-in

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Entrance to office area



Repaved drive aisle



Loading



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Warehouse interior



Warehouse interior



Office interior



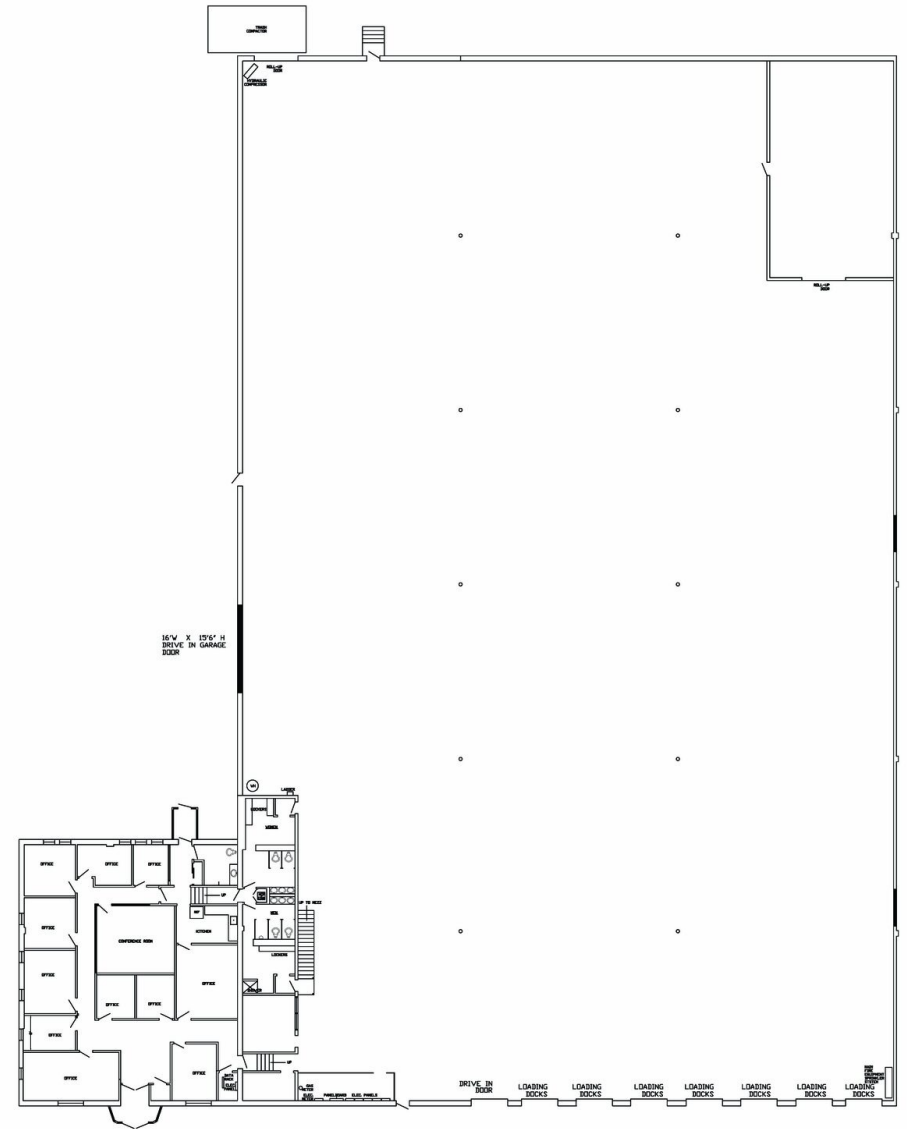
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Wawa SARDI'S FOLEO ALA BRASA McDonald's

SITE

IKEA

DASH IN

amazon

THE HOME DEPOT **SHOPPERS** MAMMA Lucia

M metro

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