

6,200 - 17,300 K+ SF INDUSTRIAL SPACE FOR LEASE



- **Route 1 monument signage available**
- **Free surface parking**
- **Convenient to I-495, I-95, ICC MD-200**

Spaces:

11714-A; 11,050 SF**

18 ft ceiling height; 2 loading docks

11712-A; 6,250 SF**

Showroom + warehouse; Drive-in overhead door

Route 1 Exposure

** Suites may be combined for a total of 17,300 SF



Daily Traffic Counts

Baltimore Ave at Wicomico Ave N	36,161
Baltimore Ave at Harford Ave SW	30,547
Powder Mill Rd at Cook Rd E	20,483

Tenants at Beltsville Commercial Center include

Ferguson Fire & Fabrication

Mouldings, Inc.

DTB Home Discount Appliances

Nearby tenants include

Home Depot

IKEA

Costco

Beltsville Commercial Center

11710-11716 Baltimore Avenue, Beltsville, MD 20705



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BELTSVILLE COMMERCIAL CENTER | SITE PLAN

