

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



Landlord to provide a storefront similar to this rendering

- **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



For more information contact:

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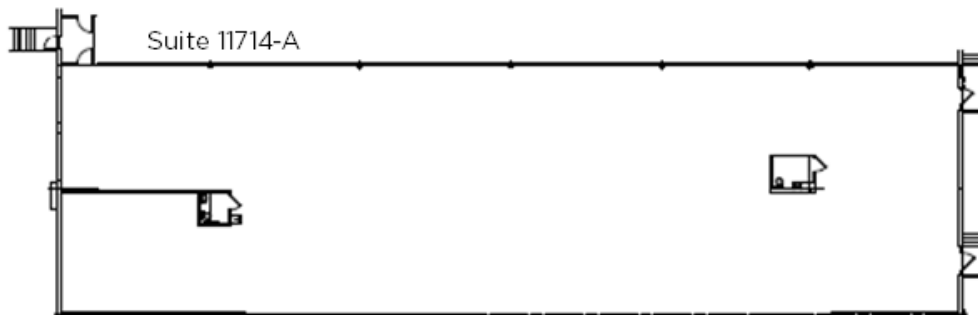
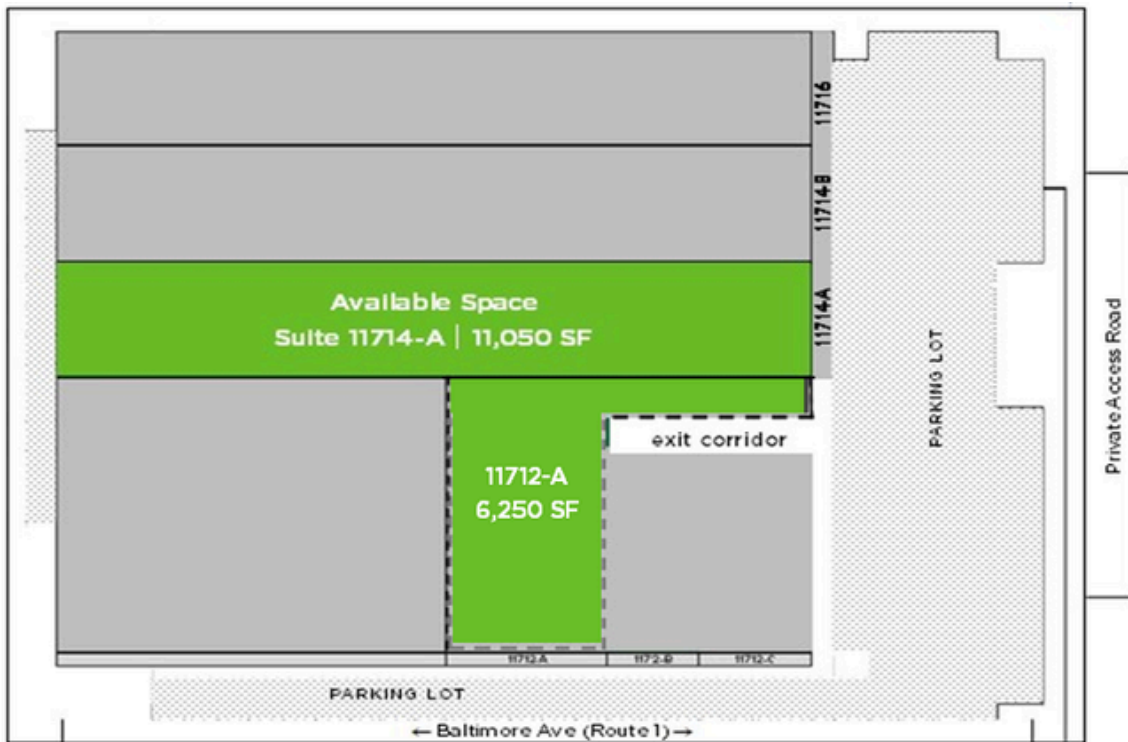
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[www.PromarkPartners.com](http://www.PromarkPartners.com)

# BELTSVILLE COMMERCIAL CENTER | SITE PLAN



Suites 11714-A & 11712-A  
can be combined for a  
total of 17,300 SF

