

INDUSTRIAL PROPERTY FOR LEASE

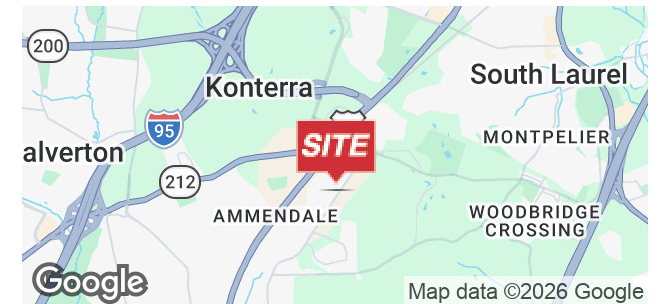


12000-12038 OLD BALTIMORE PIKE

Beltsville, MD 20705

PROPERTY HIGHLIGHTS

- Industrial suites ranging from 7,818± SF up to 97,659± SF available
- 21' clear ceiling height
- Fully sprinklered
- Ample parking
- Zoned IH (Heavy Industrial)
- Close to major highways, including the Capital Beltway (I-495/I-95), the Baltimore-Washington Parkway (Route 295), the Intercountry Connector (ICC 200) and Route 1



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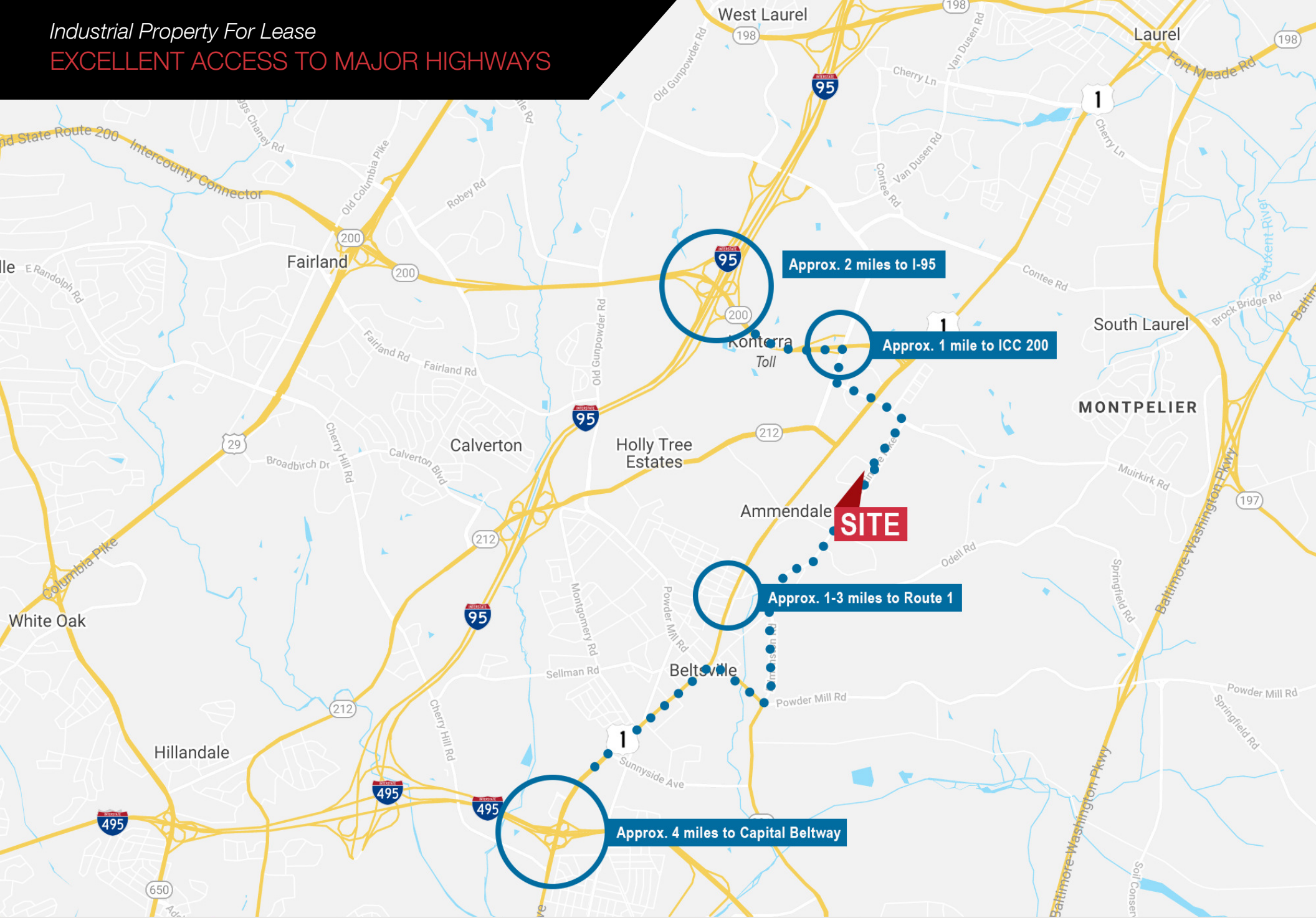
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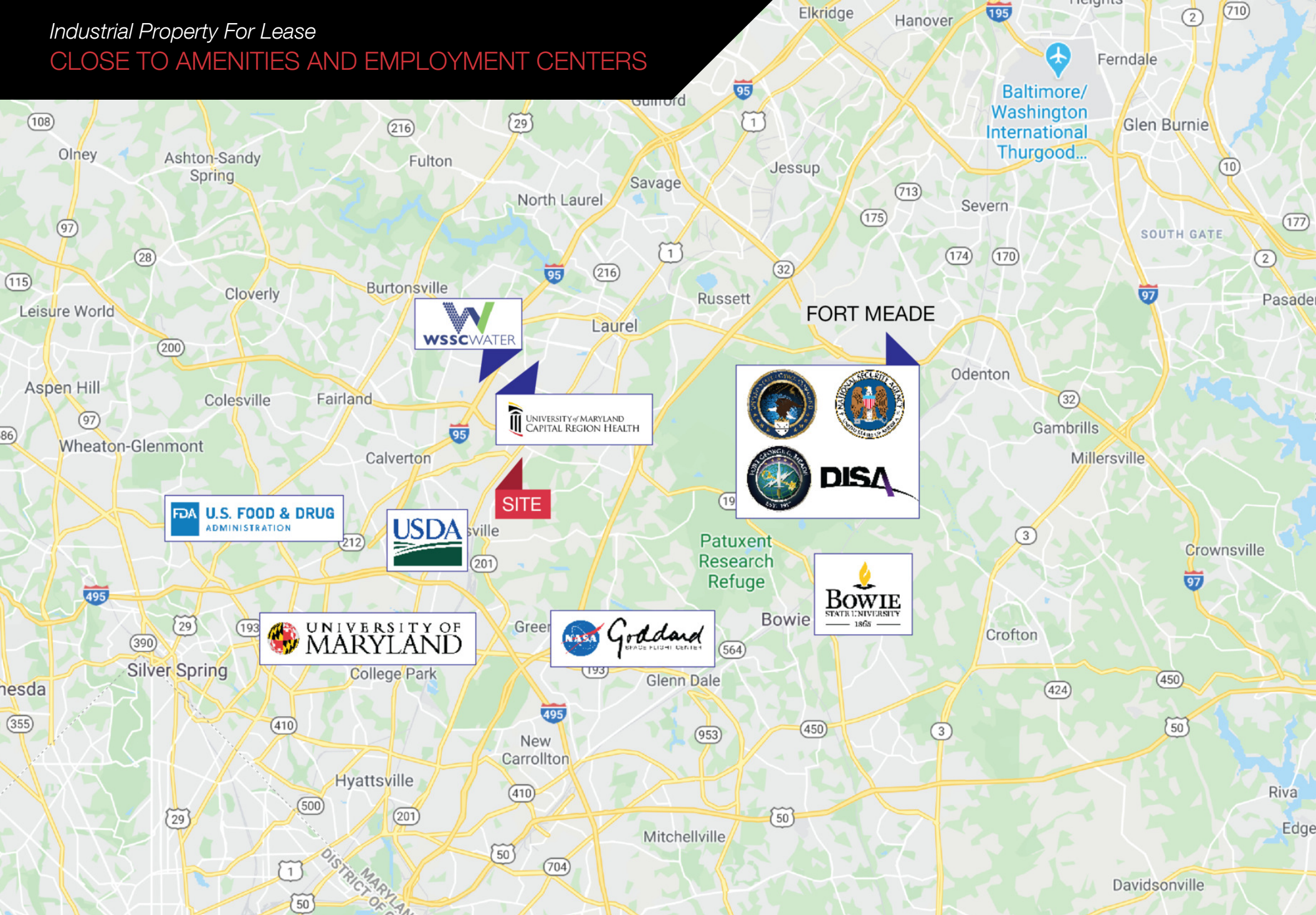
AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION
■ 12000 Old Baltimore Pike (Upper Level)	25,047 SF	NNN 2 loading docks / 2,230± SF office
■ 12002 Old Baltimore Pike (Upper Level)	12,016 SF	NNN 2 loading docks / 900± SF office
■ 12004 Old Baltimore Pike (Upper Level)	7,818 SF	NNN 2 loading docks / 1,265± SF office
■ 12006 Old Baltimore Pike (Upper Level)	52,778 SF	Avail. 7/1/26 7 docks, 1 drive-in / 1,903± SF office

Industrial Property For Lease
EXCELLENT ACCESS TO MAJOR HIGHWAYS



Industrial Property For Lease
CLOSE TO AMENITIES AND EMPLOYMENT CENTERS



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