

# MUIRKIRK BUSINESS CENTER I & II

6850 - 6872 Distribution Drive & 12201 - 12211 Distribution Way  
Beltsville, MD 20705 | Prince George's County



## OFFICE/WAREHOUSE FOR LEASE

### PROPERTY FEATURES

- **Muirkirk I:** 6850-6872 Distribution Drive; 58,444 SF
- **Muirkirk II:** 12201-12211 Distribution Way; 62,763 SF
  - » Versatile dock/drive-in loading with 165' truck court
  - » 22' clear and fully sprinklered
  - » Ample parking and easy access to I-95 & Route 1

### CURRENT SPACE AVAILABILITY

- **12207 Distribution Way:** 4,161 SF
  - » Available 1/1/2025
  - » 50/50 office/warehouse
  - » One (1) dock door

NEWLY OWNED & MANAGED BY:



**Spence Daw**  
sdaw@klnb.com  
443-574-1429

**Steele Stanwick**  
sstanwick@klnb.com  
443-574-1420

**Aaron Carroll**  
acarroll@klnb.com  
202-652-2333

9881 Broken Land Pkwy, #300  
Columbia, MD 21046  
[klnb.com](http://klnb.com)



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6850 - 6872 Distribution Drive & 12201 - 12211 Distribution Way  
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**12207**

4,161 SF

Outside Storage Area  
±26,600 SF

4,161 SF  
Available 1/1/25

NEWLY OWNED & MANAGED BY:



FLOOR PLAN

**Spence Daw**  
sdaw@klnb.com  
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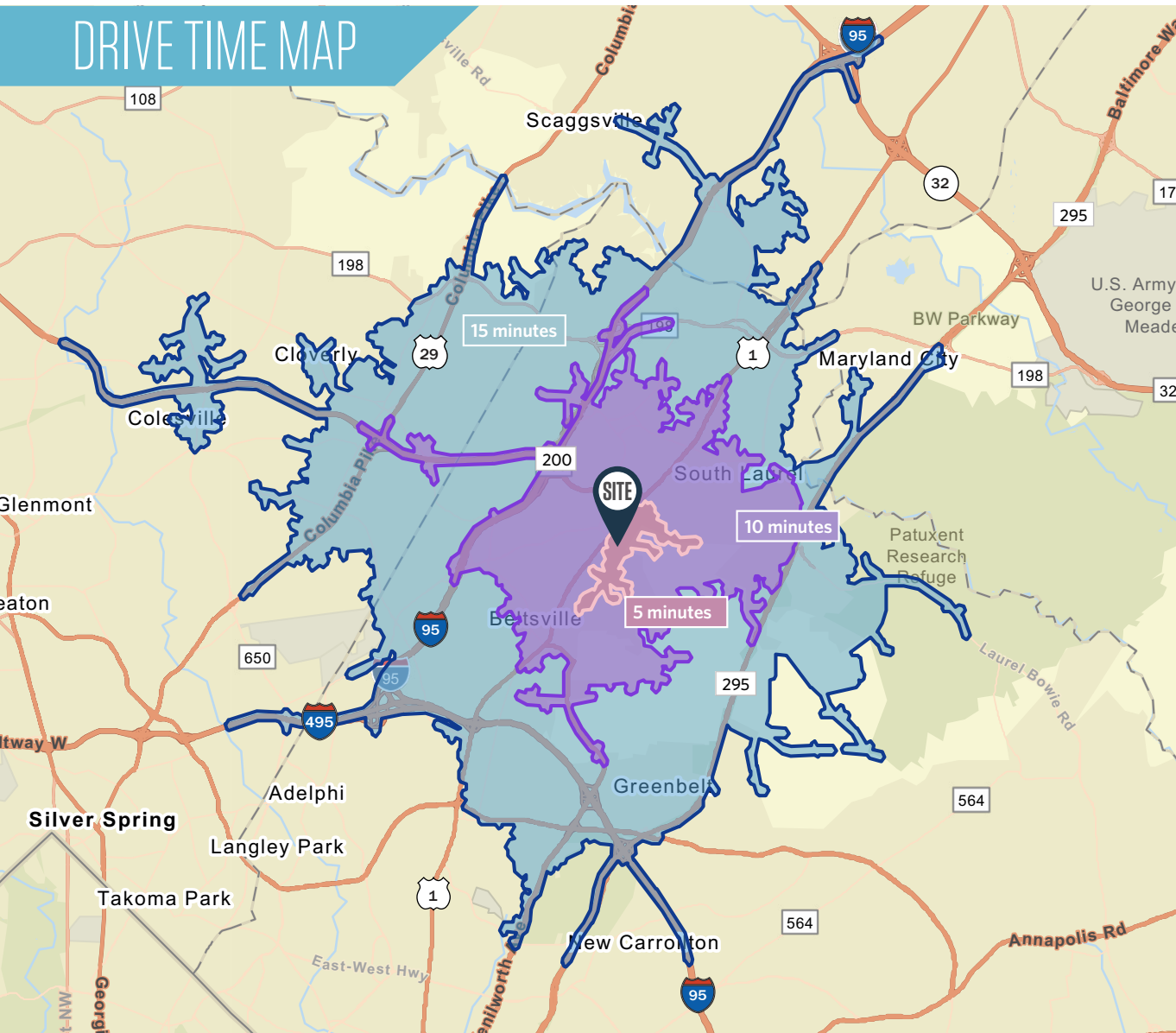
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## DRIVE TIME MAP



## DEMOGRAPHICS | 3 MILES



**POPULATION**  
35,569



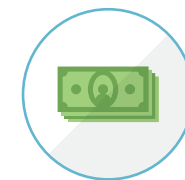
**HOUSEHOLDS**  
11,860



**MEDIAN HH INCOME**  
\$94,109



**MEDIAN AGE**  
37.5



**DISPOSABLE INCOME**  
\$74,134



**MEDIUM NETWORTH**  
\$185,424

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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Columbia, MD 21046

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NEWLY OWNED & MANAGED BY:  
 **BERKELEY**  
PARTNERS

**NAI**klnb