

MUIRKIRK BUSINESS CENTER I & II

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

FAÇADE PAINTING UNDERWAY!



Outside
Storage Area

Outside
Storage Area

MUIRKIRK I
6850 - 6872
DISTRIBUTION DRIVE

MUIRKIRK II
12201 - 12211
DISTRIBUTION WAY

DISTRIBUTION DRIVE

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

- **12211 Distribution Way:** 35,388 SF
 - » Available 9/1/2025
 - » Approx. 35% office w/26k SF fenced yard
 - » 13 docks & 6 drive-ins
- **12207 Distribution Way:** 4,161 SF
 - » 50/50 office/warehouse
 - » One (1) dock door

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Newly Owned & Managed By:
 **BERKELEY**
PARTNERS

9881 Broken Land Pkwy, #300
Columbia, MD 21046
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NA klnb

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12207

4,161 SF

35,388 SF
With +/- 26,600 SF Yard
Available 9/1/2025

4,161 SF

Outside Storage Yard
+/- 26,600 SF

NEWLY OWNED & MANAGED BY:



FLOOR PLAN

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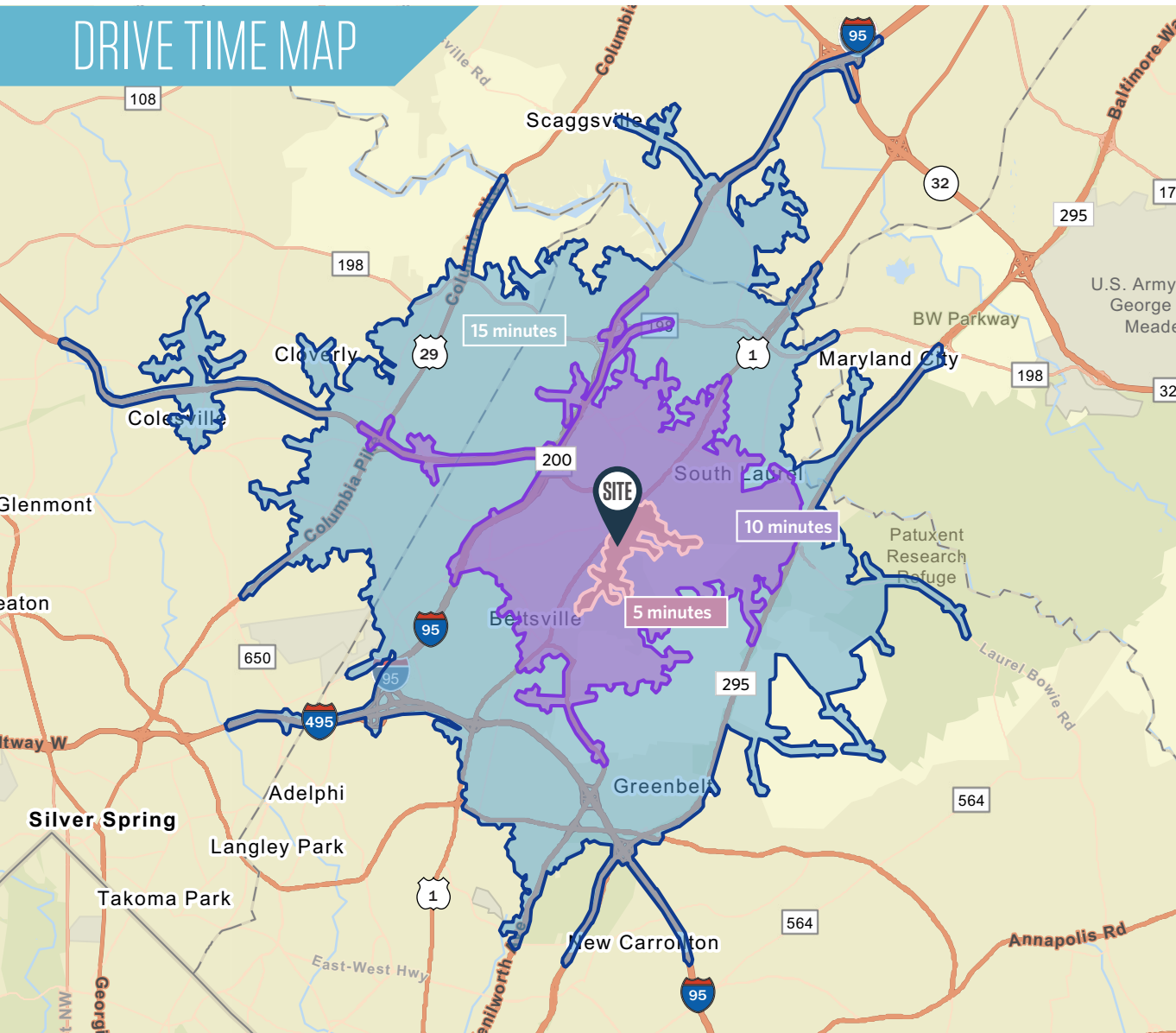
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DRIVE TIME MAP



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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RENDERING

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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