

MUIRKIRK BUSINESS CENTER I & II

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

Make-Ready Improvements Underway to Suite 12211



FLEX / INDUSTRIAL 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:
 - » 9,913 square feet available
 - » Two (2) docks, one (1) at-grade drive-in
 - » High-end office / showroom area
- 12209 Distribution Way:
 - » 4,872 square feet available
 - » Two (2) docks, one (1) at-grade drive-in
 - » 2nd generation space

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

9881 Broken Land Pkwy, #300
Columbia, MD 21046
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12201 - 12211

Outside Storage Yard
+/- 26,600 SF
(Occupied)

12211
9,913 SF Available

12209
4,872 SF Available

DRIVE-IN

DRIVE-IN

DOCK

DOCK

DOCK

DOCK

DOCK

NEWLY OWNED & MANAGED BY:



FLOOR PLAN

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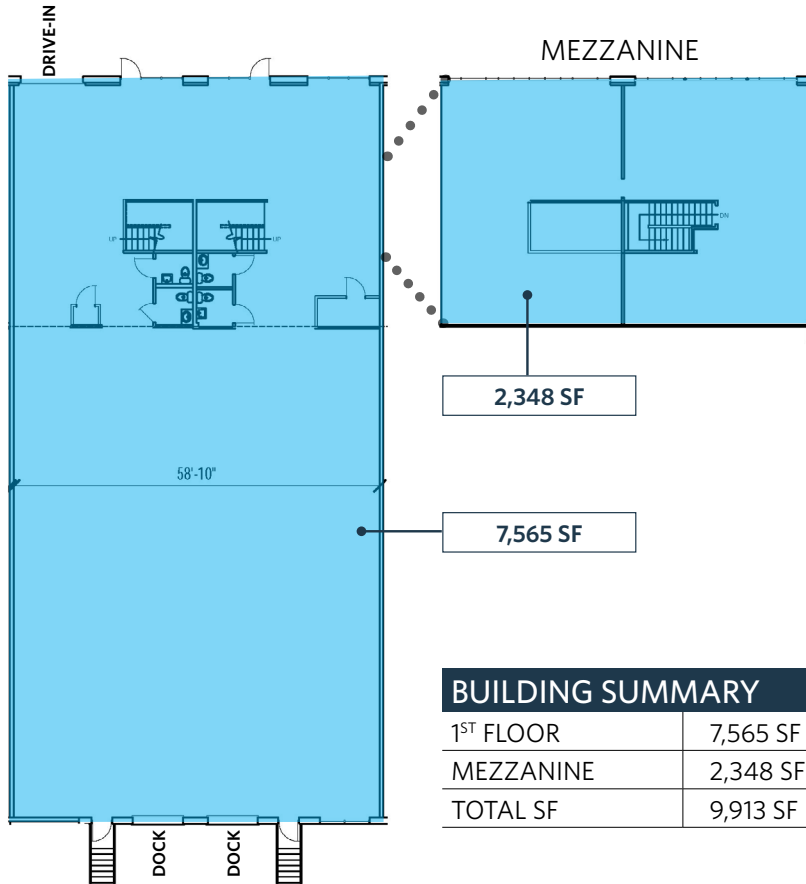
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12211 | 9,913 SF

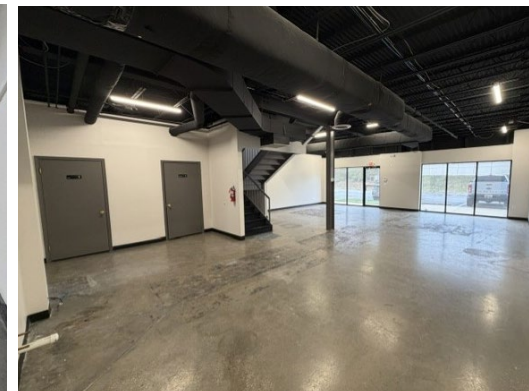
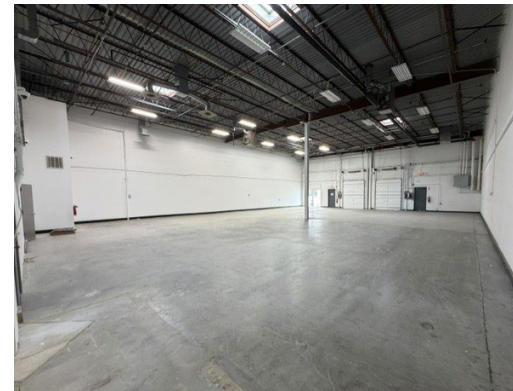


BUILDING SUMMARY

1 ST FLOOR	7,565 SF
MEZZANINE	2,348 SF
TOTAL SF	9,913 SF

FLOOR PLAN & UPDATED PHOTOS *

*** RECENT MAKE-READY IMPROVEMENTS TO SUITE 12211**



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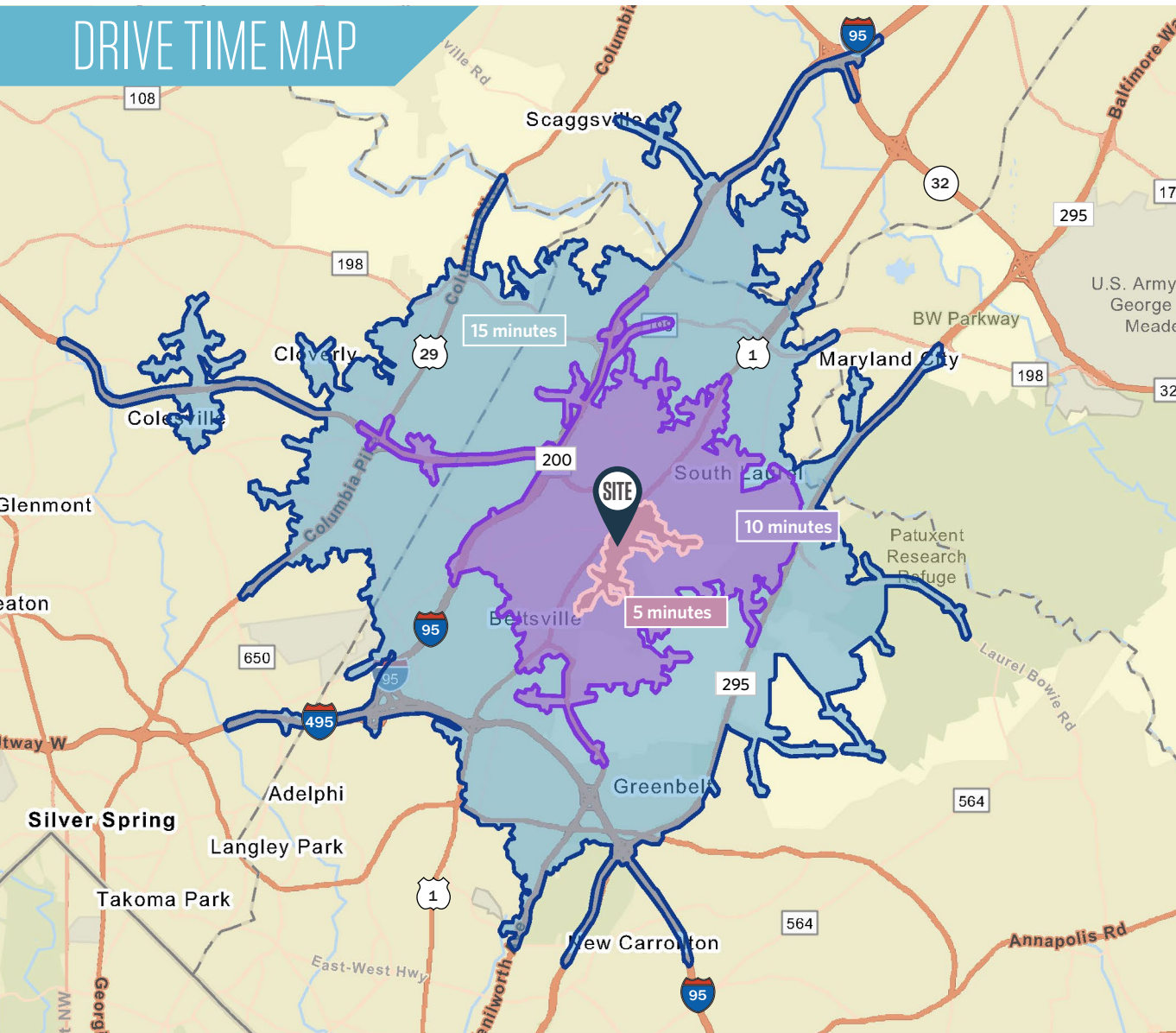
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DRIVE TIME MAP



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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UPDATED EXTERIOR

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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NEWLY OWNED & MANAGED BY:

