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 | CAN BE COMBINED FOR 14,785 SF

- **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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Aaron Carroll
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202-652-2333

Owned & Managed By:
BERKELEY PARTNERS

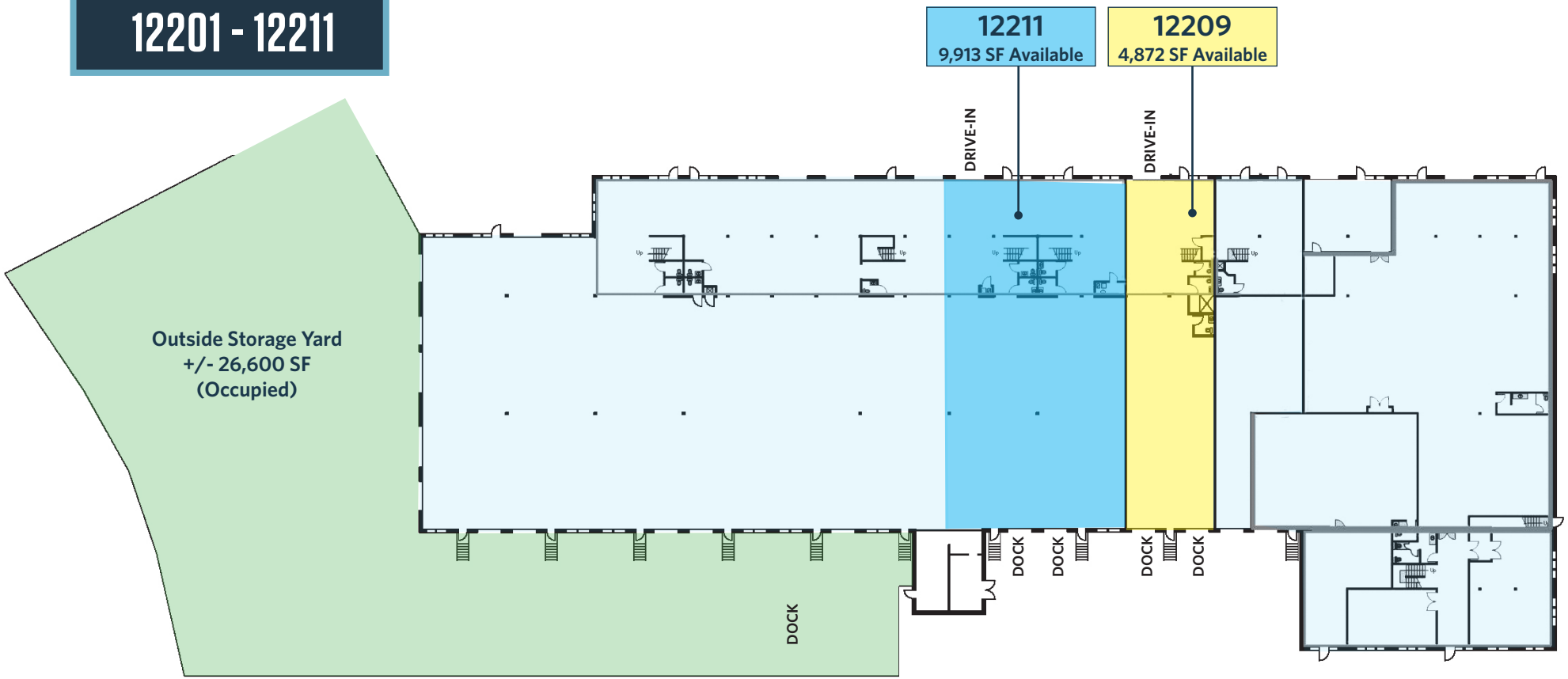
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12201 - 12211



NEWLY OWNED & MANAGED BY:

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FLOOR PLAN

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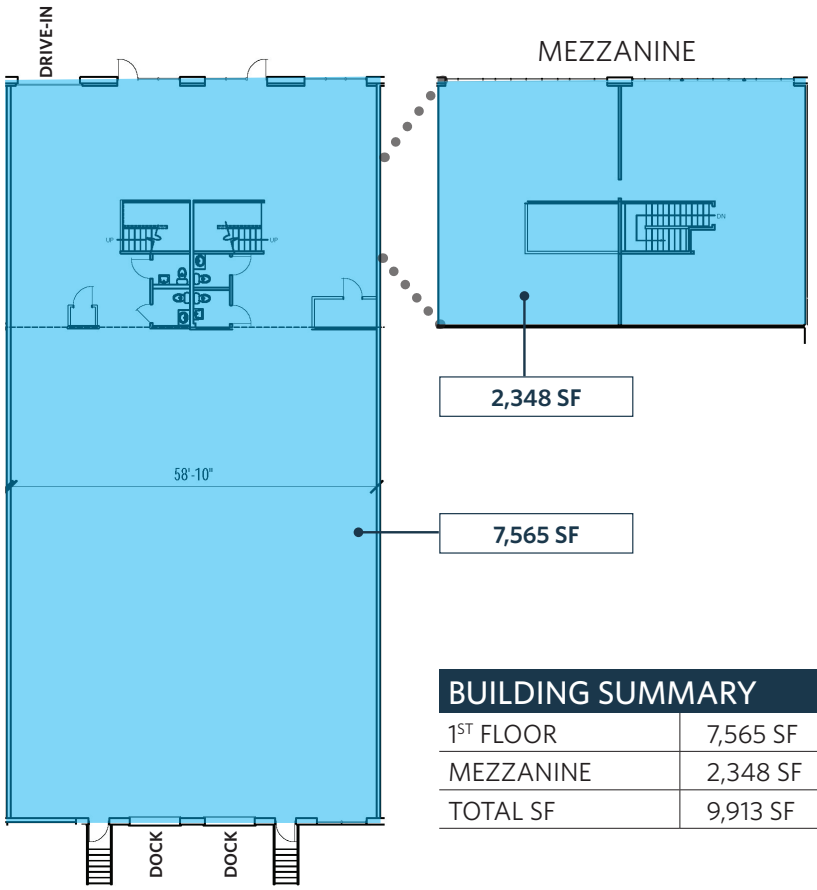
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12211 | 9,913 SF

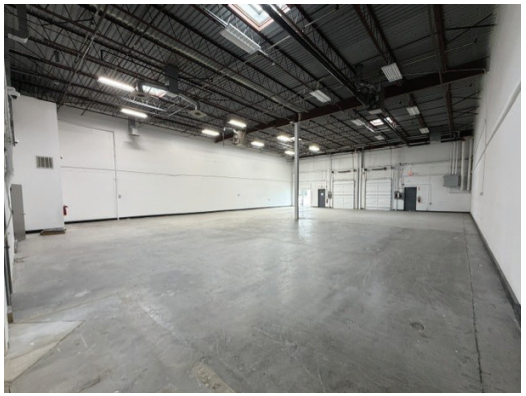


BUILDING SUMMARY	
1ST FLOOR	7,565 SF
MEZZANINE	2,348 SF
TOTAL SF	9,913 SF

FLOOR PLAN & UPDATED PHOTOS *

* RECENT MAKE-READY IMPROVEMENTS TO SUITE 12211






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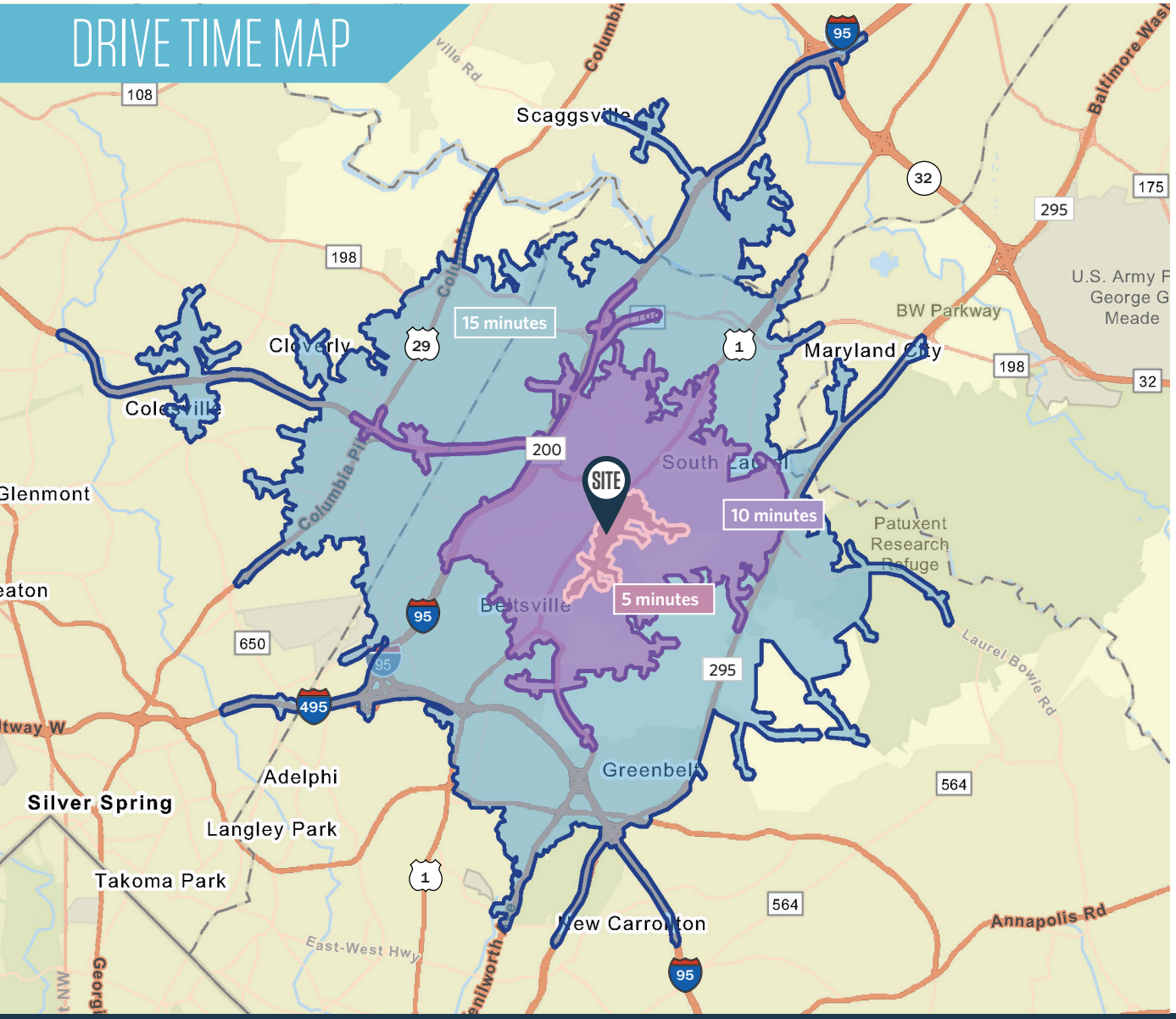
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DRIVE TIME MAP



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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OWNED & MANAGED BY:

BERKELEY PARTNERS

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