

INDUSTRIAL PROPERTY FOR SALE



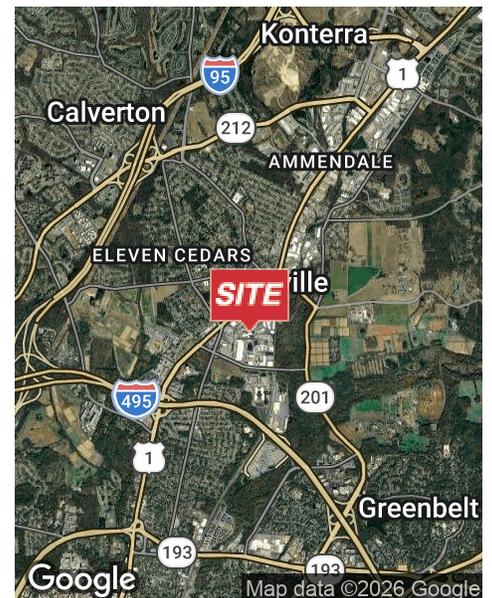
10710 TUCKER ST Beltsville, MD 20705

LOCATION DESCRIPTION

Conveniently located just off of Route 1 (Baltimore Avenue) in Beltsville. Within close proximity to the Capital Beltway (I-495) and I-95.

PROPERTY DESCRIPTION

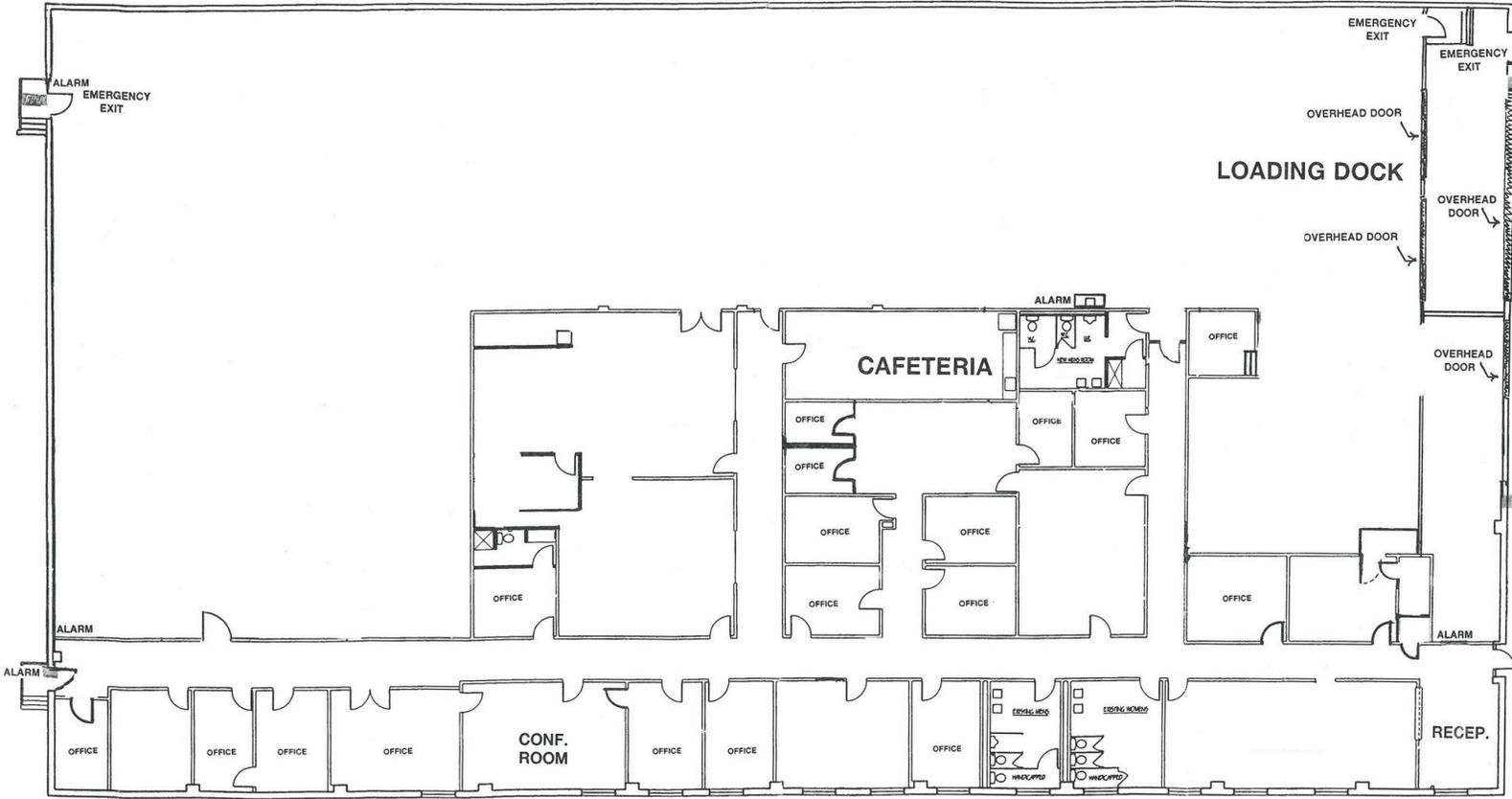
- Approx. 26,586 sf total space
- Approx. 8,000 sf of office space
- Approx. 18,586 sf of warehouse/production space
- Heavy electric
- New Roof 2022
- 15' clear ceiling height- Fully sprinklered
- Zoned I-H (Heavy Industrial)
- (3) recessed loading docks



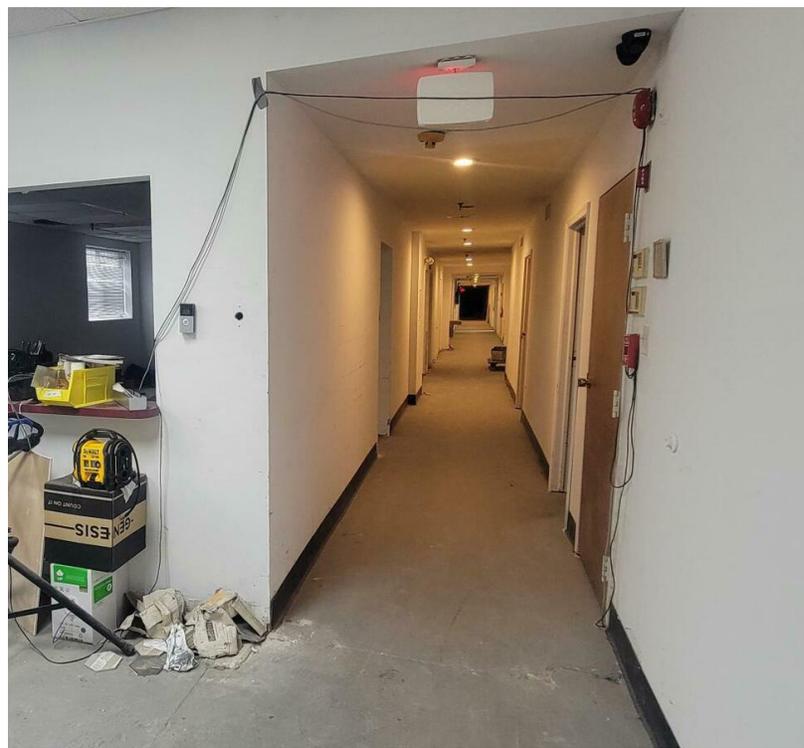
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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	6,543	2,356	\$125,248
3 Miles	85,595	30,468	\$115,110
5 Miles	308,645	101,741	\$115,569

Demographics data derived from AlphaMap

