

Prologis Hargrove Logistics Park



FULLY ENTITLED: ±91,000 SF
4400 Hargrove Drive
Lanham, MD 20706

NAIMichael

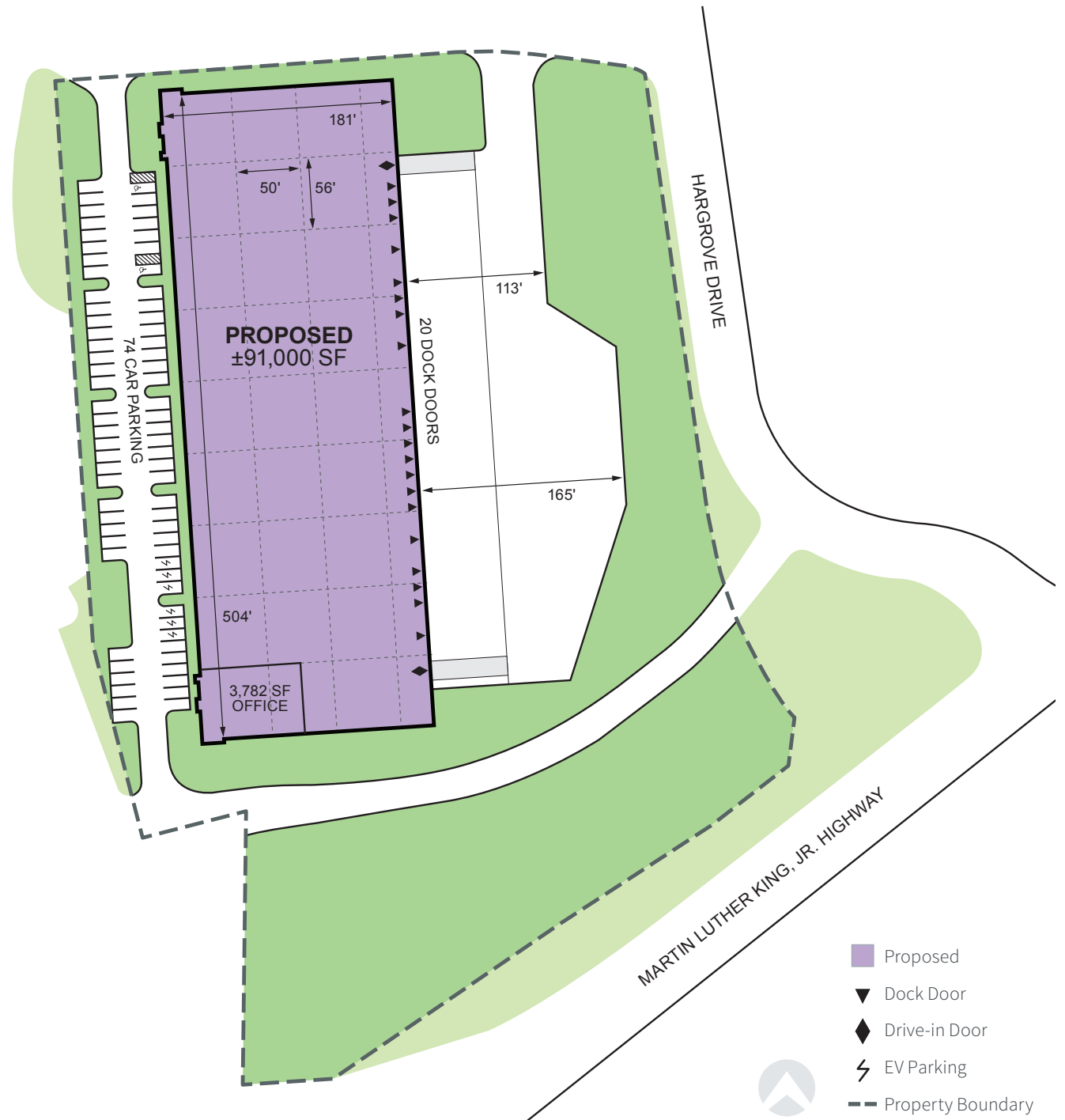
 **PROLOGIS**®

Location

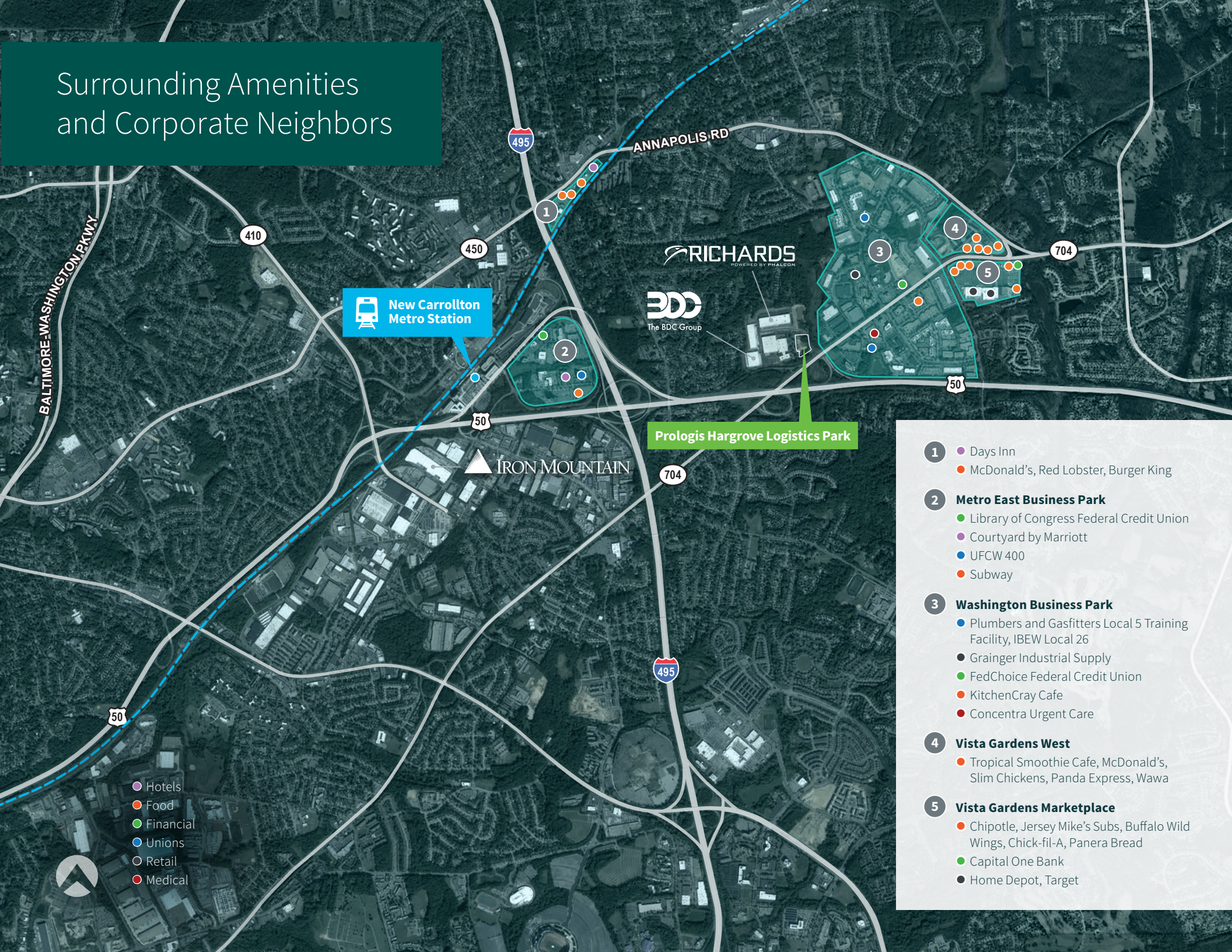
- Located in Prince George's County, 6.8 miles to the Washington, D.C. line
- Direct access to Route 50
- One turn to I-495 and 10 miles to I-95
- Midpoint from BWI Thurgood Marshall Airport and Ronald Reagan Washington National Airport

Building Features

- ±91,000 SF fully entitled
- 3,782 SF office
- 36' clear height
- 56' x 50' column spacing
- 20 dock doors, 10 with pit levels
- 2 drive-in doors
- ESFR system with K-25 sprinkler heads
- 7" thick, steel fiber-reinforced slab
- 4,000 amps
- LED lighting
- 72 total car parking spaces
- 6 EV parking spaces
- LEED® Silver Certification




Surrounding Amenities and Corporate Neighbors

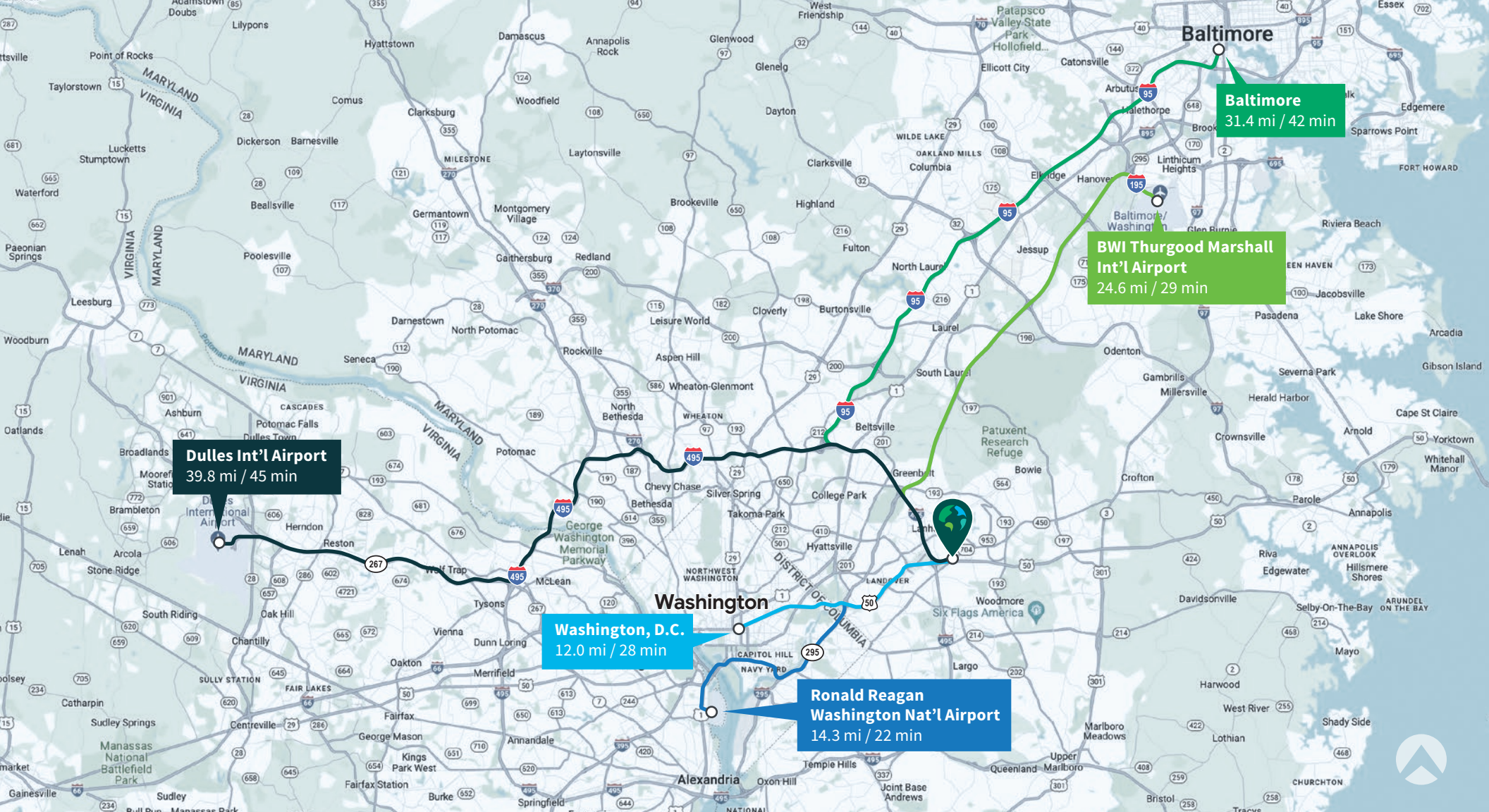


 **New Carrollton Metro Station**

Prologis Hargrove Logistics Park

-  Hotels
-  Food
-  Financial
-  Unions
-  Retail
-  Medical

- 1**
 -  Days Inn
 -  McDonald's, Red Lobster, Burger King
- 2** **Metro East Business Park**
 -  Library of Congress Federal Credit Union
 -  Courtyard by Marriott
 -  UFCW 400
 -  Subway
- 3** **Washington Business Park**
 -  Plumbers and Gasfitters Local 5 Training Facility, IBEW Local 26
 -  Grainger Industrial Supply
 -  FedChoice Federal Credit Union
 -  KitchenCray Cafe
 -  Concentra Urgent Care
- 4** **Vista Gardens West**
 -  Tropical Smoothie Cafe, McDonald's, Slim Chickens, Panda Express, Wawa
- 5** **Vista Gardens Marketplace**
 -  Chipotle, Jersey Mike's Subs, Buffalo Wild Wings, Chick-fil-A, Panera Bread
 -  Capital One Bank
 -  Home Depot, Target



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Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. Prologis leases modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment. Prologis owns or has investments in, on a wholly owned basis or through co-investment ventures, properties, and development projects expected to total approximately 1.2 billion square feet (115 million square meters) in 19 countries, as of March 31, 2024.