

# Space for Lease

Showroom / Retail / Industrial  
BELTSVILLE COMMERCIAL CENTER  
11710 - 11716 Baltimore Avenue · Beltsville, MD



Route 1 monument signage available | Free surface parking | Convenient to I-495, I-95, ICC MD-200



*Landlord to provide a storefront similar to this rendering*

Building Size: 56,000 SF  
Built in 1970  
Renovated in 2008

#### Available Space:

**Suite 11714-A, 11,050 SF** Ceiling height, 18 ft | 2 loading docks

**Suite 11712-A, 6,250 SF** Showroom + warehouse, drive-in overhead door, \*Route 1 Exposure



For Leasing Opportunities  
Contact:

Bobby Kravitz

Office: 301.795.1457 • [BKravitz@PromarkPartners.com](mailto:BKravitz@PromarkPartners.com)

451 Hungerford Drive, Suite 700 • Rockville, MD 20850 301.795.1400 • [PromarkPartners.com](http://PromarkPartners.com)

The materials provided herein are for informational purposes only and are not intended to constitute an offer or solicitation. Although information contained herein is from sources deemed reliable, such information has not been verified and is submitted subject to errors, omissions, change of price, withdrawal or further change without notice.

# Space for Lease Showroom / Retail / Industrial

## 2023 Daily Traffic Counts:

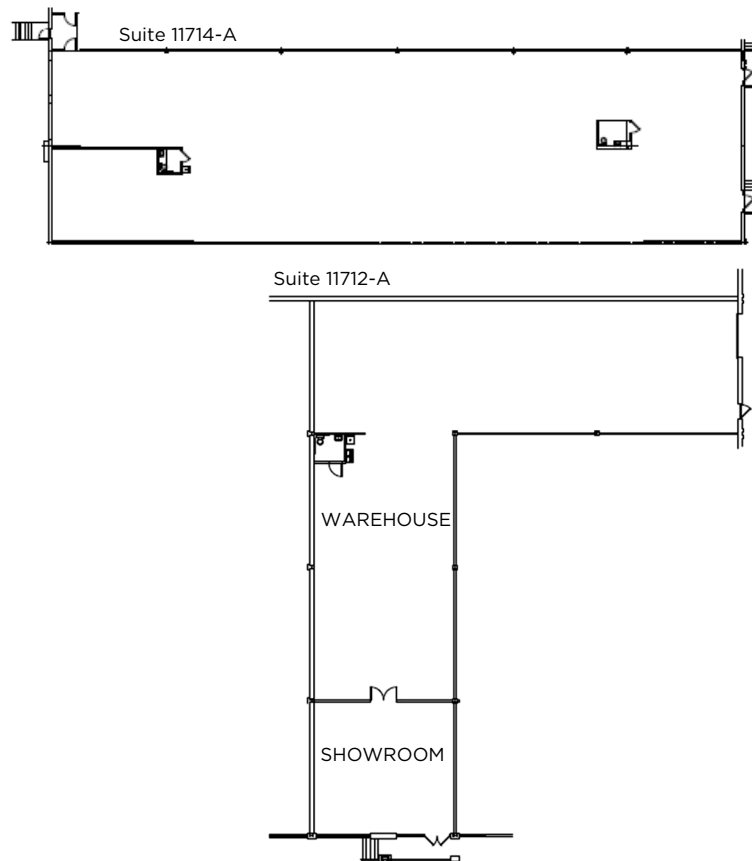
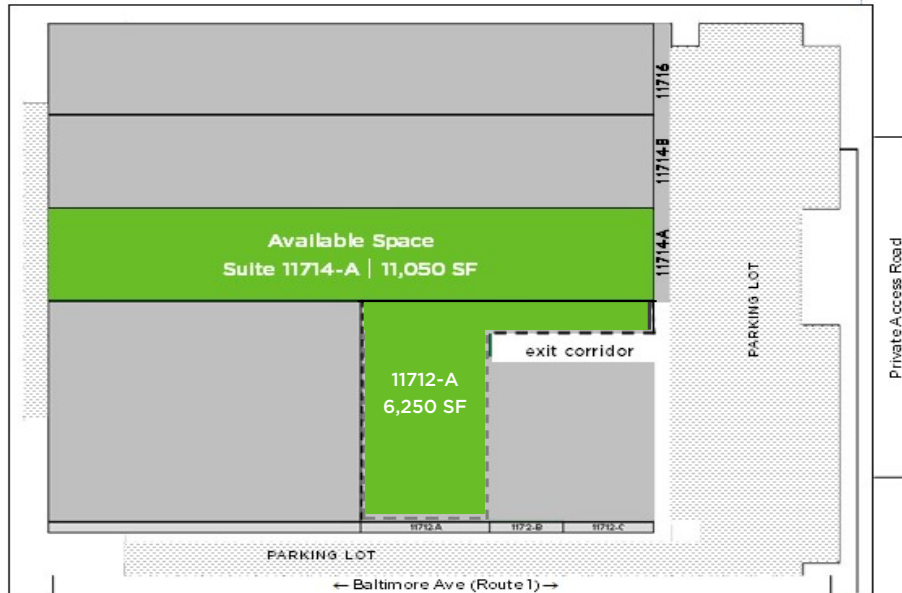
Baltimore Ave at Wicomico Ave N	36,161
Baltimore Ave at Harford Ave SW	30,547
Powder Mill Rd at Cook Rd E	20,483

Source: CoStar

## Center Tenancy Includes:

Ferguson Fire & Fabrication  
Gate Furniture  
Mouldings, Inc.  
DTB Home Discount Appliances

## Nearby Retailers Include:



Suites 11714-A & 11712-A  
may be combined for a  
total of 17,300 SF