

**LOGISTICS<sup>®</sup>**  
PROPERTY  
CO

# BELTSVILLE LOGISTICS CENTER

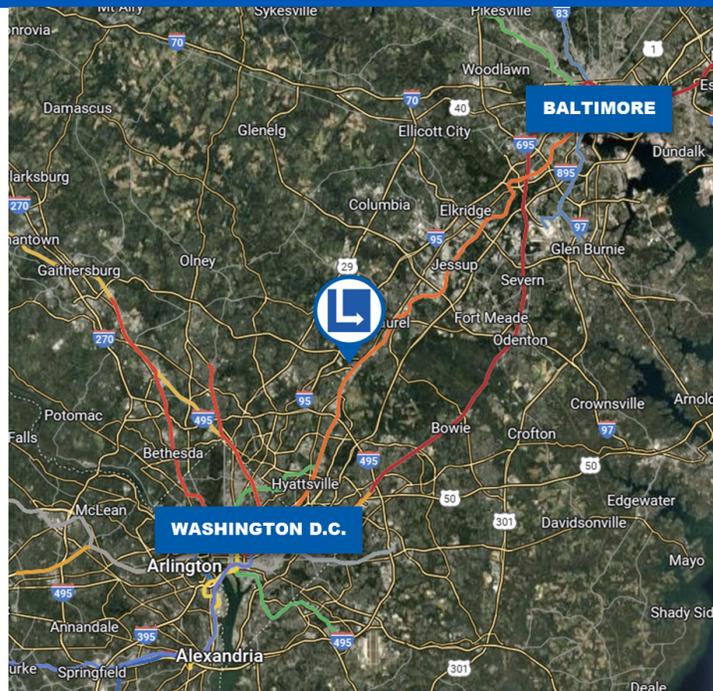
6500 & 6600 Muirkirk Rd, Beltsville, MD



**269,964 TOTAL SF | 2 BUILDINGS | AVAILABLE Q3 2026**

## PROPERTY HIGHLIGHTS

- Two-building industrial park totaling 269,964 SF
- Building 1: 147,358 SF
- Building 2: 122,606 SF
- Excellent location just outside of Washington, D.C.
- Site located adjacent to MD-200 (Intercounty Connector)
- Immediate Access to I-95
- 20 miles to Baltimore / Washington International Airport
- 25 miles to the Port of Baltimore
- 32' clear heights
- ESFR sprinklers



**NEWMARK**

### NEWMARK

Maryland Office:  
1 East Pratt Street  
Baltimore, MD 21202

### Brian Kruger

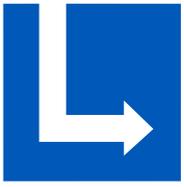
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## BUILDING 1

<b>BUILDING SIZE</b>	147,358 SF
<b>DOCK DOORS</b>	25
<b>DRIVE-IN DOORS</b>	2
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN SPACING</b>	45'x 52'
<b>SPEED BAYS</b>	60'
<b>AUTO PARKING SPACES</b>	206

## BUILDING 2

<b>BUILDING SIZE</b>	122,606 SF
<b>DOCK DOORS</b>	17
<b>DRIVE-IN DOORS</b>	2
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN SPACING</b>	45'x 52'
<b>SPEED BAYS</b>	60'
<b>AUTO PARKING SPACES</b>	123
<b>TRAILER PARKING SPACES</b>	28

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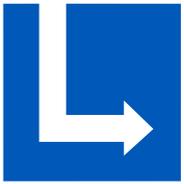
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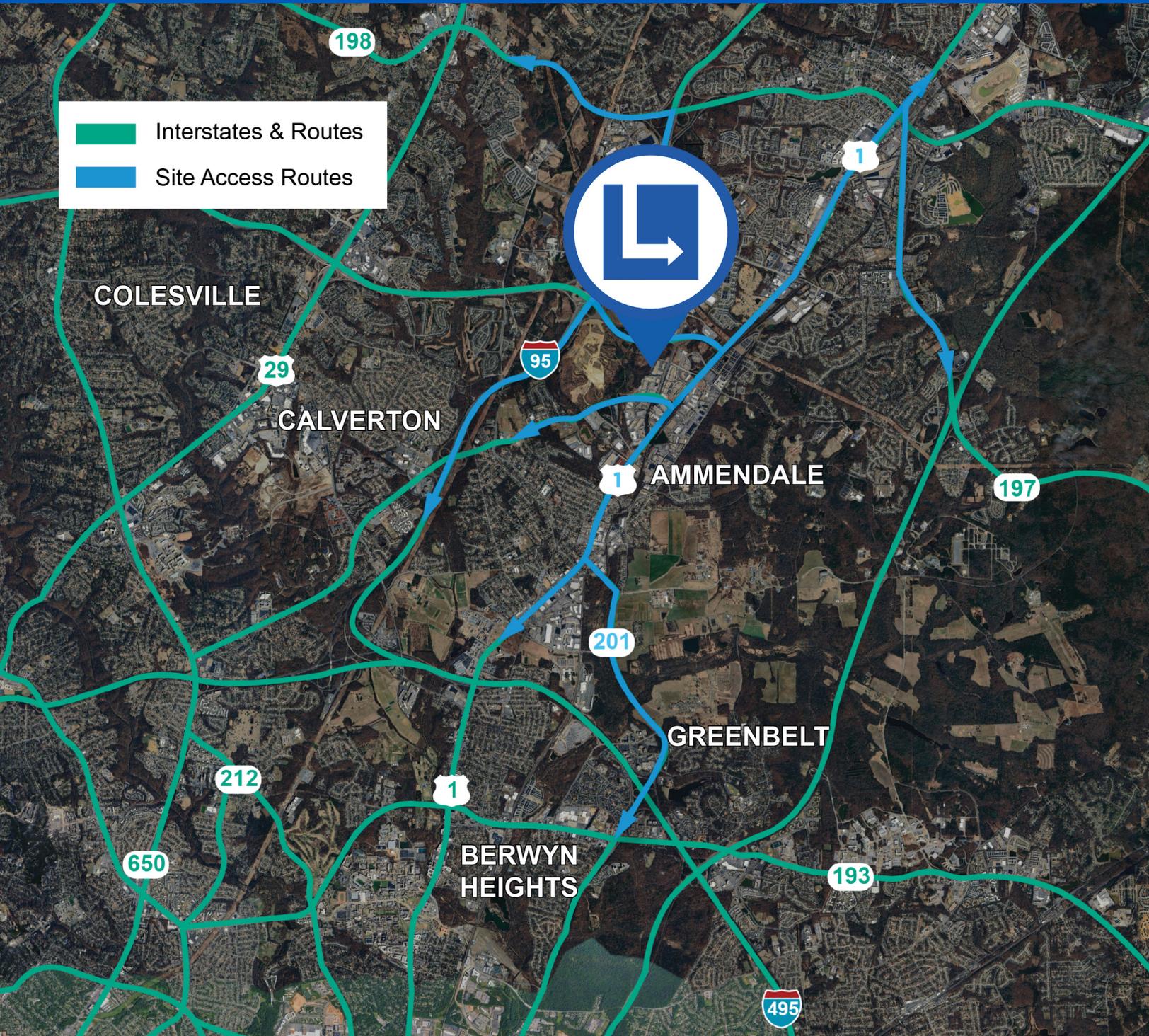
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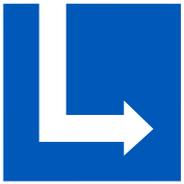
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## BELTSVILLE LOGISTICS CENTER

### DISTANCES TO KEY LOCATIONS

Washington DC	11 miles
Baltimore	20 miles
The Port of Baltimore	30 miles
Baltimore/Washington International Airport	21 miles
Montgomery County Airport	23 miles
Ronald Regan Washington Airport	23 miles
Dulles International Airport	41 miles
Wilmington, DE	95 miles
Philadelphia, PA	127 miles
Richmond, VA	170 miles
The Port of Norfolk	221 miles
New York, NY	210 miles

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