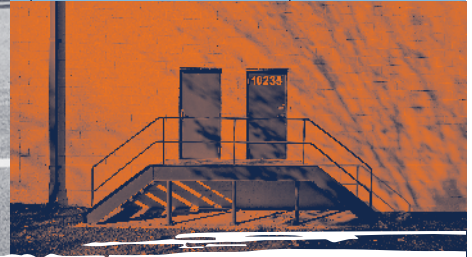
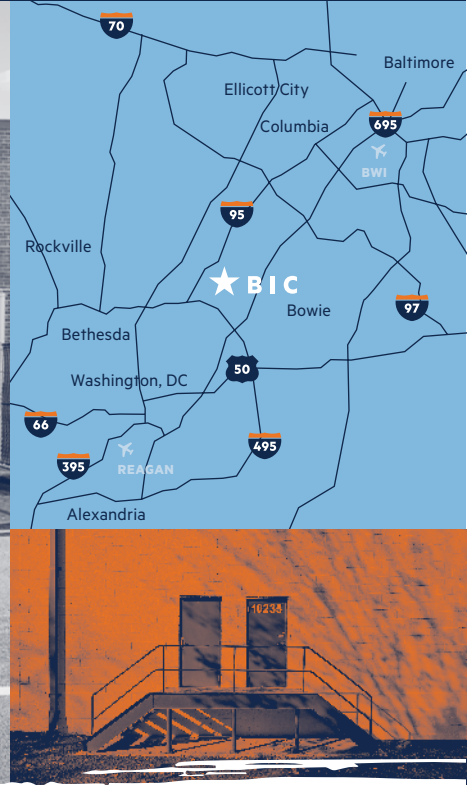


# BELTSVILLE

## INDUSTRIAL CENTER



**BELTSVILLE** | OVER 153,000 SQUARE FEET IN 2 BUILDINGS

### DIVERSE TENANT BASE

Beltville Industrial Center appeals to a wide variety of companies and organizations, including retail showrooms, bakery, general warehousing, light manufacturing and distribution. The center has a mix of small and mid-size bays.

### CONVENIENT LOCATION

Get to where you need to go quickly, with easy access to and from Route 1 and close proximity to I-495, I-95, and the ICC/MD-200.

### ABUNDANT AMENITIES

Venture a few minutes from the center, and your work force will find an incredible amount of convenient features nearby. Dining, shopping, running errands, exercising, relaxing – you name it. Perfect for those working with the University of Maryland at College Park, the U.S. National Agricultural Library, U.S. District Court for the District of Maryland, Greenbelt Division, or the USDA George Washington Carver Center.



*Minkoff*

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REAL ESTATE  
PERSONAL PERSPECTIVE

BELTSVILLE  
INDUSTRIAL CENTER

SITE PLAN

NEARBY CITIES

- 12.5 miles to **Columbia**
- 25 miles to **Baltimore**
- 8.8 miles to **DC**
- 6 miles to **Silver Spring**

TRANSPORTATION

- 3.6 miles to **ICC/MD-200**
- 20.9 miles to **BWI**
- 18.6 miles to **Reagan**
- 3 miles to **Metro (Greenbelt)**
- 4 miles to **MARC (Muirkirk)**



LOCAL POINTS OF INTEREST

- UNIVERSITY OF MARYLAND
- US FEDERAL COURT HOUSE
- USDA
- IKEA
- COSTCO



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