

5851 AMMENDALE ROAD

BELTSVILLE
MARYLAND
20705



**Rare
User/Buyer
Opportunity**

40,502 SF AVAILABLE FOR SALE

Key Highlights

- Upgraded office and warehouse space
- 19'-20' clear height
- Column Spacing" - 27' (w) x 33' (d)
- Six (6) dock loading doors and additional punch outs
- 3.2/1,000 SF Parking Ratio - approx. 131 spaces
- 6 minutes from I-95 and I-495
- 4 minutes to the Intercounty Connector (ICC)

Utilities

- Power: 600 Amps, 480 Volts (PEPCO)
- Heat: Natural Gas (Washington Gas)
- Water: Public (WSSC)
- Sewage: Public (WSSC)
- Telecom: Fiber (Comcast)

Zoning - EIA

- Prior to the enactment of the new Zoning Ordinance, the property located at 5851 Ammendale Road was zoned E-I-A (Employment & Institutional Area).
- Specific uses permitted in the E-I-A Zone may be found in Section 27-515(b) of the prior Prince George's County Zoning Ordinance.

Click for Permissible Uses

Executive Summary

5851 Ammendale Road presents a rare opportunity to acquire a high-quality, modern industrial facility in the sought-after Beltsville submarket of Prince George's County, Maryland. Built in 2003 and meticulously maintained, the 40,502 SF building offers a balanced mix of functional distribution space and an upgraded office component, making it ideal for a wide range of industrial, logistics, and service-oriented users.

Situated on 3.62 acres, the property features exceptional loading capabilities with six (6) existing dock-high doors, 19'-20' clear heights, and a generous truck court that supports smooth and flexible operations. The building's 131 dedicated parking spaces, an unusually high parking ratio of 3.2/1,000 SF, further enhance the site's appeal for businesses with significant employee or fleet parking needs.

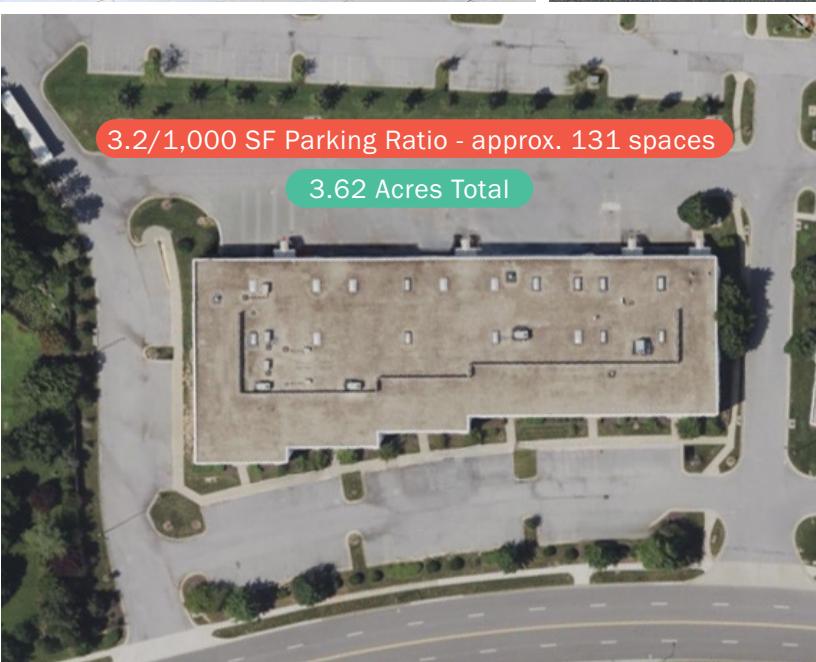
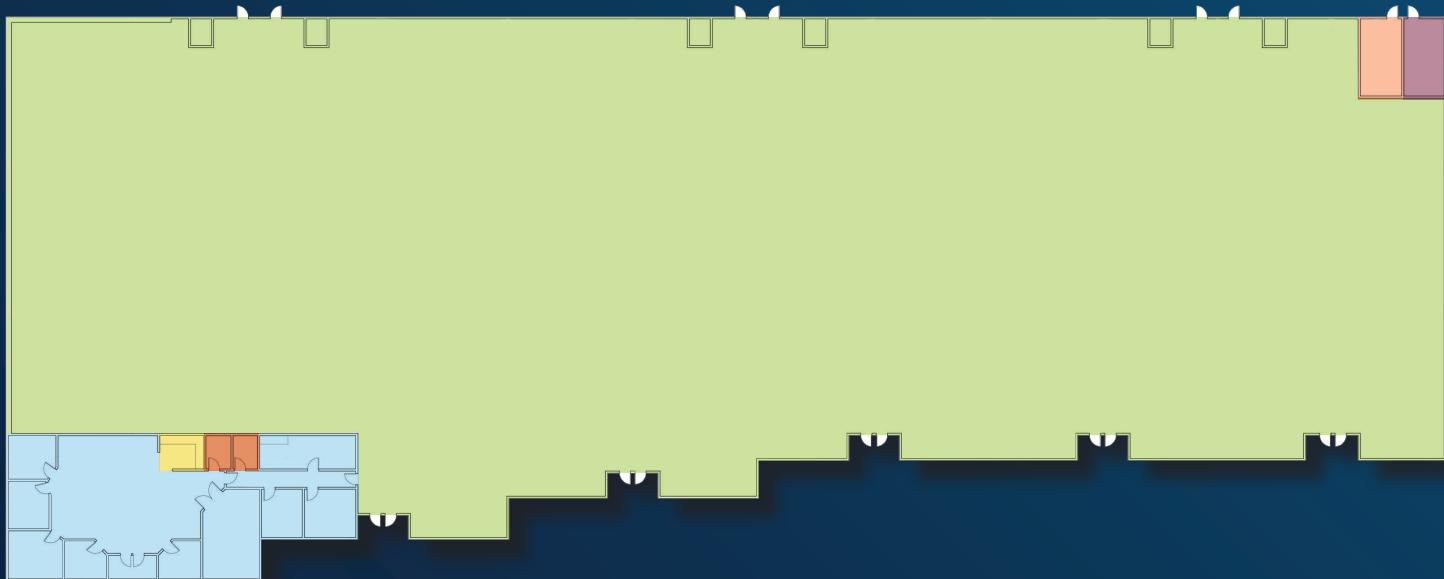
The building benefits from its strategic location within the Ammendale Business Park, providing immediate connectivity to I-95, the Capital Beltway (I-495), US-1, MD 200 (Intercounty Connector) and the broader Washington, D.C.–Baltimore corridor. This prime location allows for seamless access to major population centers, transportation infrastructure, and regional distribution networks.

With its modern construction, robust loading and parking capacity, and strong regional accessibility, 5851 Ammendale Road represents an outstanding opportunity for investors or owner-users seeking a high-functioning industrial asset in one of the Mid-Atlantic's most stable and supply-constrained industrial markets.

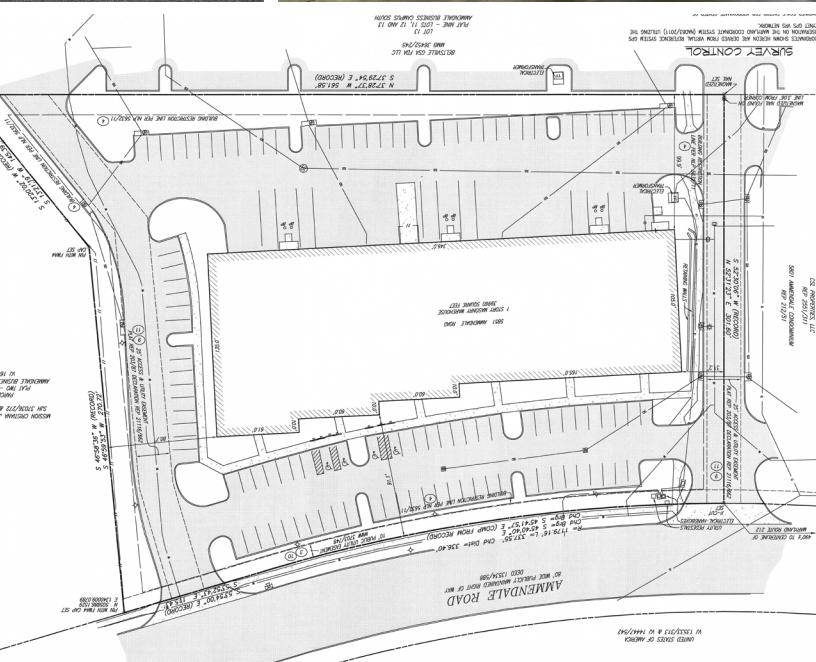


Floor Plan

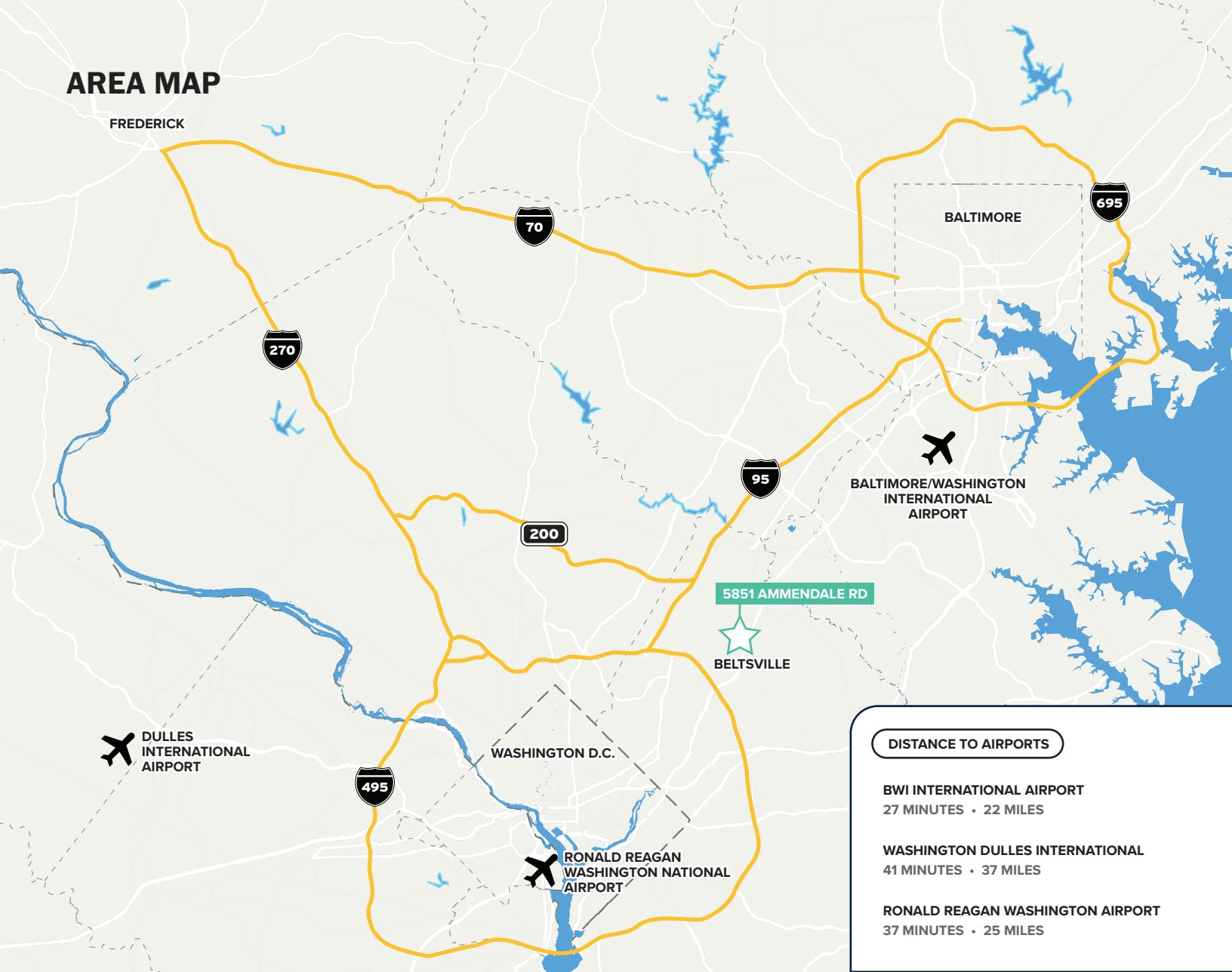
Warehouse
 Office
 Restroom
 Kitchen
 Electric Room
 Sprinkler Room



3.62 Acres Total



AREA MAP



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