

# INDUSTRIAL PROPERTY FOR SALE

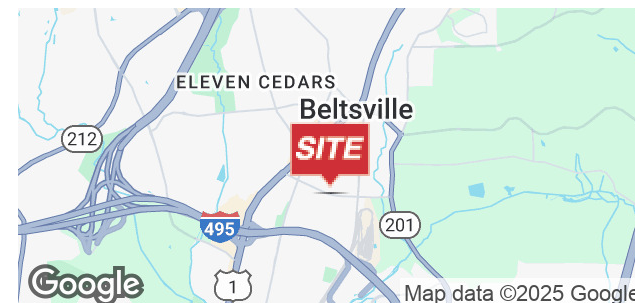


## 10401 TUCKER STREET

Beltsville, MD 20705

### PROPERTY HIGHLIGHTS

- Total of 9,600± SF; combination warehouse and office (approx. 80% warehouse to office)
- Fenced, paved and functional outside storage
- Prominent visibility at a signalized corner
- Zoned IH (Heavy Industrial)
- Approx. 15' clear ceiling
- One dock and one drive-in
- Mezzanine storage
- Heavy power - 1200 amps at 120/208 volt 3-phase including surge protection and a 30KVA backup generator
- Fully conditioned and sprinklered building
- Quick access to the Capital Beltway (I-495), I-95, Baltimore-Washington Parkway (Route 295), and the ICC (MD 200) via Route 1
- Close to numerous amenities (restaurants, gas, grocery, and more)



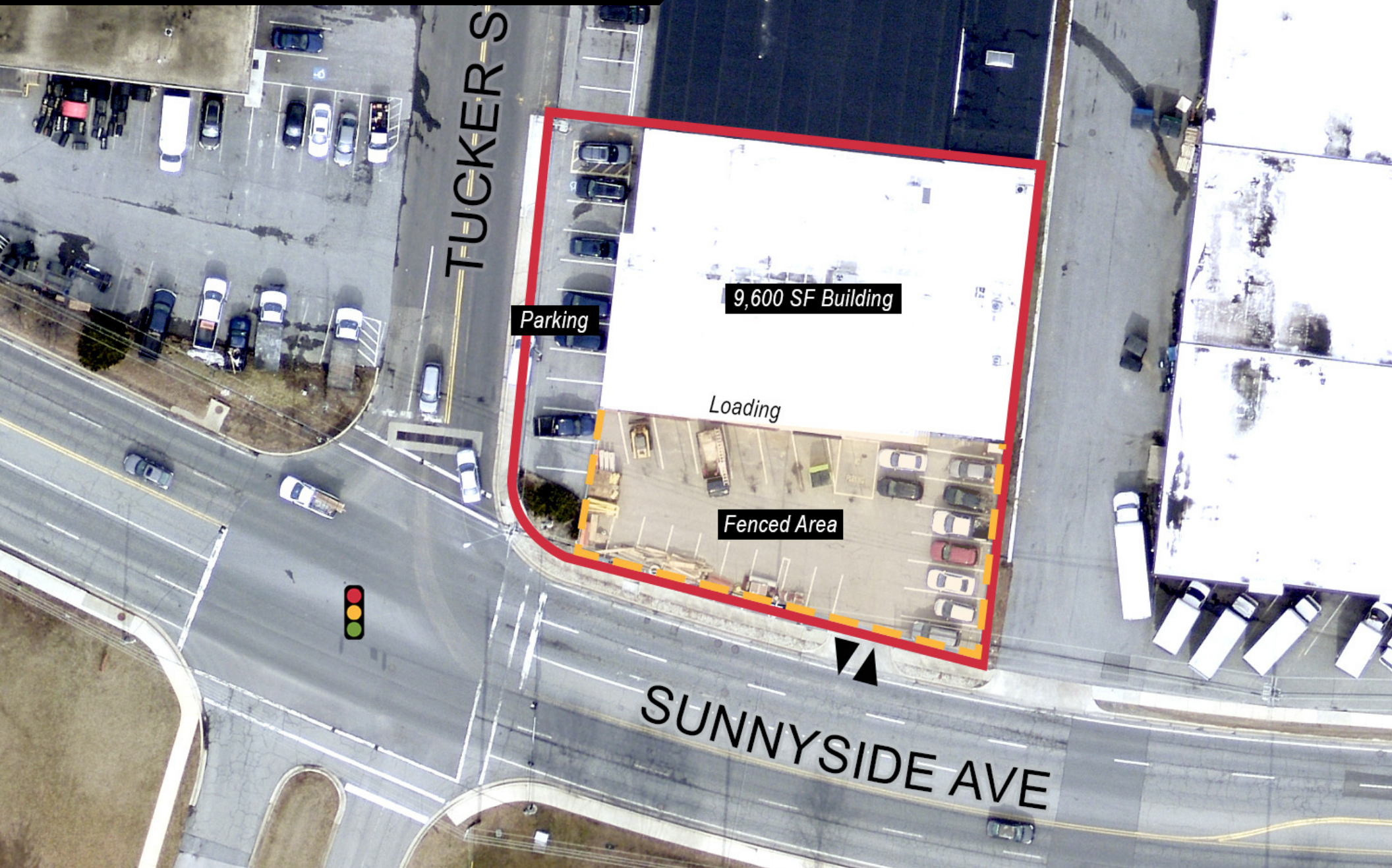
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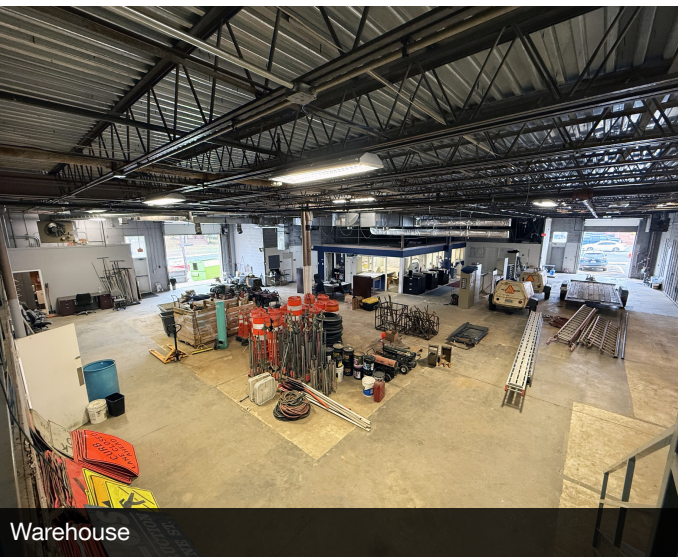
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Fenced outdoor storage area



Warehouse



Reception



Outdoor storage area



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