

9405 LIVINGSTON ROAD, FORT WASHINGTON, MD 20744

Prologis Capital Beltway II



Delivering Q2 2026: ±140,000 SF

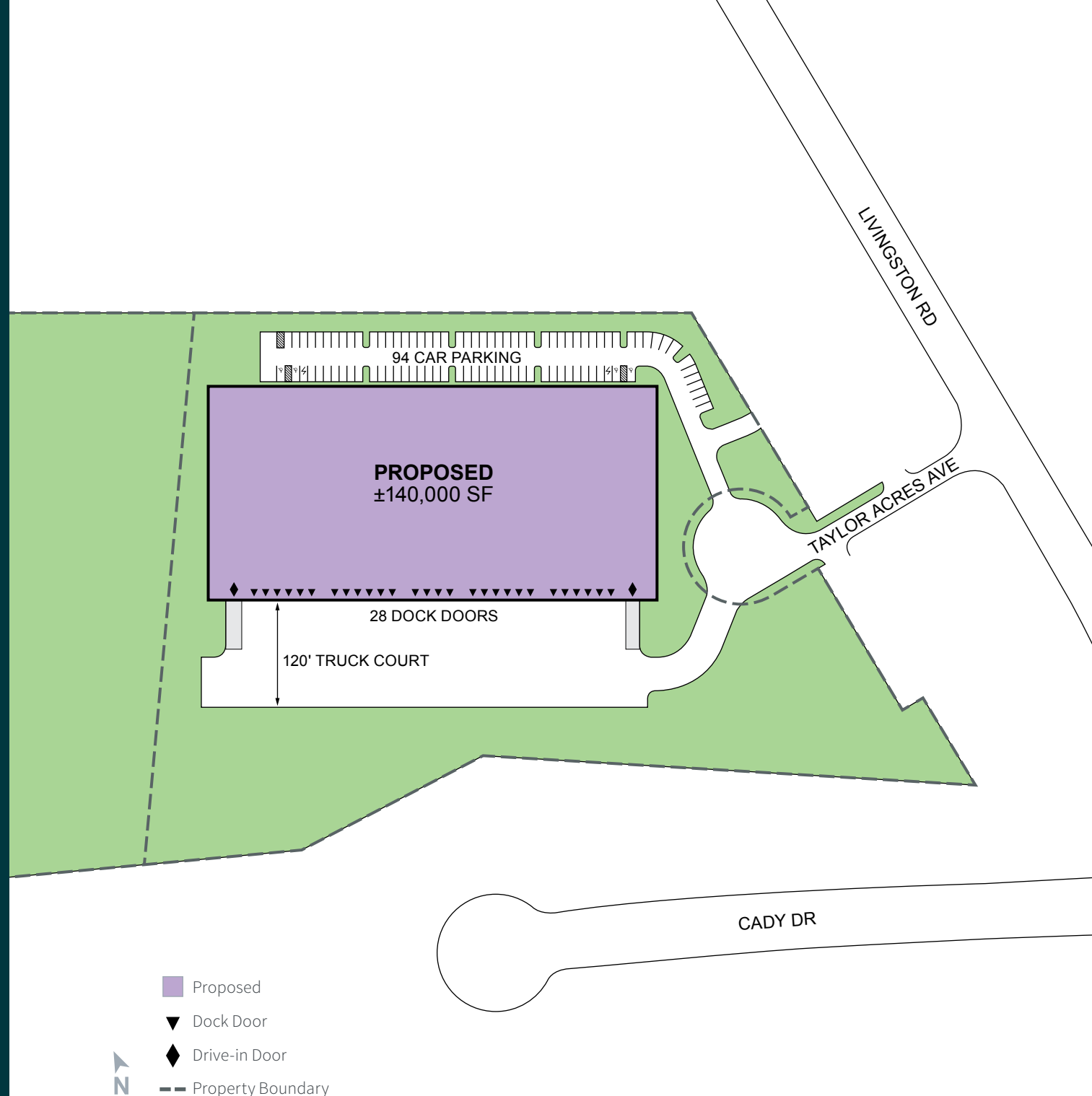


Location

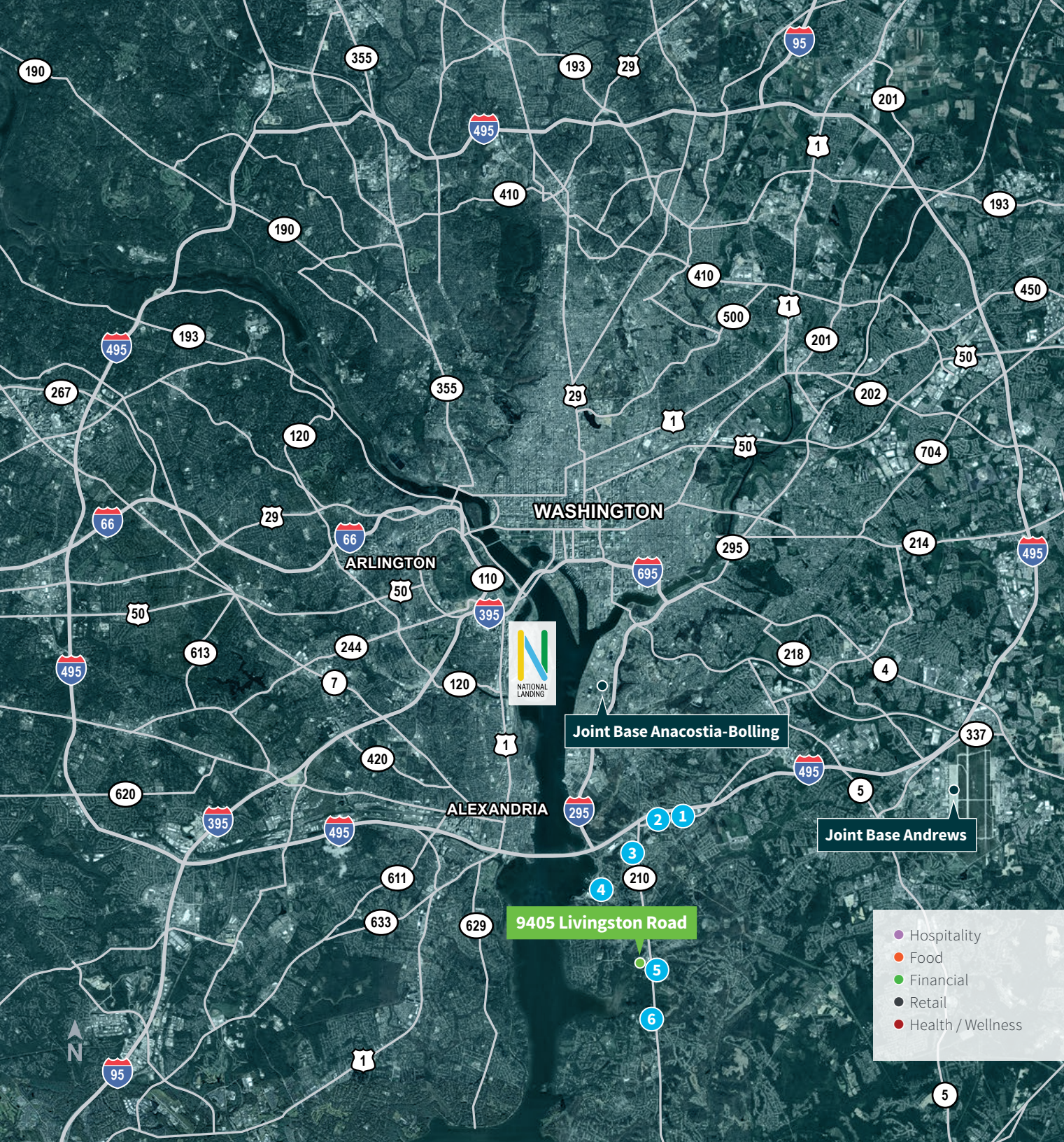
- Conveniently located in SW Prince George's County, with immediate access to Washington, DC and Virginia
- Convenient access to the Baltimore Washington Corridor, including the BWI Thurgood Marshall Airport
- 3.0 miles to I-495, I-295 and the Woodrow Wilson Bridge
- 5.2 miles to the Virginia state line and 4.6 miles to the District of Columbia district line
- Closest building to DC Proper

Building Features

- Construction set to begin Q2 2025
- ±140,000 SF available
- ±3,300 SF office
- 32' clear height
- 56' x 50' column spacing
- 28 dock doors
- 2 drive-in doors
- 120' truck court
- ESFR sprinkler system
- 4,000 amps
- LED lighting
- 94 total car parking spaces
- 6 EV parking spaces
- Solar
- LEED® Silver Design



Surrounding Amenities



1 Rivertowne Commons Marketplace

- Dollar Tree, IHOP, Safeway
- CVS
- AMC, Ross Dress for Less, Staples, Target
- Wells Fargo, H&R Block

2 Oxon Hill Plaza

- &pizza, Chipotle, Family Dollar
- DaVita Kidney Care
- Marshalls
- Comfort Inn

3 Tanger Outlets National Harbor

- Johnny Rockets, Sbarro
- Carters, Famous Footwear, Helzberg Diamonds, Levi's, Lids, Michael Kors, Steve Madden

4 National Harbor

- Fogo de Chao Brazilian, Nando Peri Peri, Rosa Mexicano, The Walrus Oyster & Ale House
- AC Hotel, Club Wyndham, Gaylord National Resort, Hampton Inn, Hyatt Place, MGM National Harbor, Residence Inn, Westin

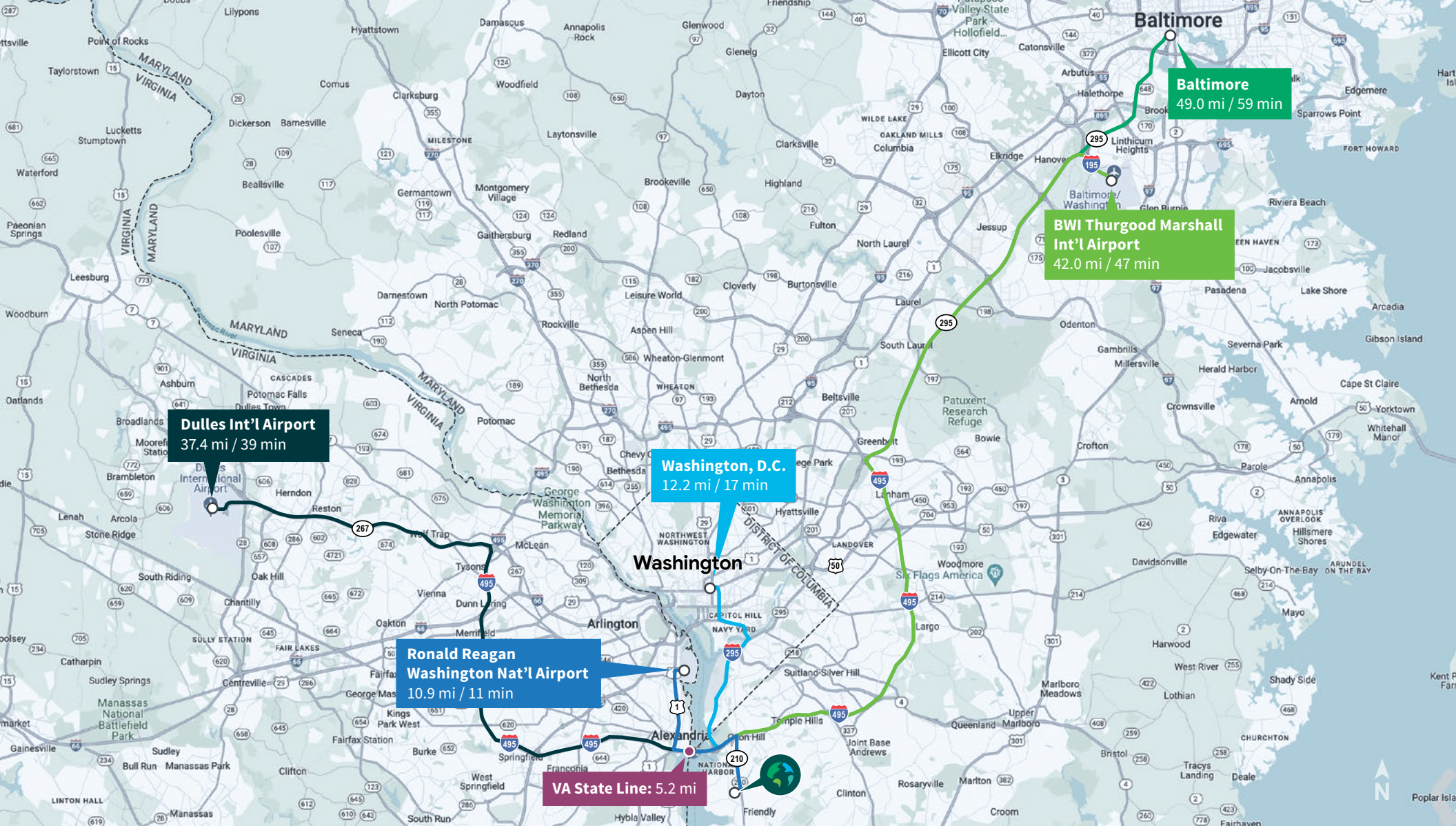
5 Livingston Square

- KFC, Giant Food, Jersey Mike's, McDonald's, Starbucks, Taco Bell
- Patriot Urgent Care, Ultimate Fitness
- First National Bank, Truist

6 Tantallon Center

- ALDI
- US Renal Care, Curves

- Hospitality
- Food
- Financial
- Retail
- Health / Wellness



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