

FOR LEASE

10301 SOUTHARD DRIVE
Beltsville, MD

36,068 SF
ON
3.87 ACRES



FOR LEASING INFORMATION:

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JIOS
A Jadian Company

PROPERTY OVERVIEW

HIGHLIGHTS:

- Rarely available low-coverage industrial site with secured outdoor storage
- Recently completed capital improvements include a brand new roof and exterior painting of the building
- Entire property is fenced, gated, lit, and secured
- Heavy industrial zoning
- Immediate access to major highways (Route 1, I-95, and I-495)
- IH, heavy industrial, zoning

BUILDING: 36,068 SF

LOT SIZE: 3.87 ACRES +/-

DRIVE-INS: 4

ZONING: IH



AERIAL



INTERIOR PHOTOS



ROUTE 1 AMENITIES



AMENITIES UNDER 1 MILE

FOOD / GROCERY

AUTO

MAIL / OFFICE

PHARMACY / MEDICAL

BANK

NEIGHBORING TENANTS

ADDITIONAL NEIGHBORS

LESS THAN 3 MILES AWAY



College Park Paving, Inc.



DRIVE TIMES



DRIVING DISTANCE TO:



WASHINGTON, DC:

1.5 miles
6 minutes

BALTIMORE, MD:

2.5 miles
8 minutes

FORT MEADE, MD:

9.5 miles
25 minutes

BWI AIRPORT:

27 miles
42 minutes

RONALD REGAN
WASHINGTON NATIONAL
AIRPORT:

13.5 miles
25 minutes

DULLES INTERNATIONAL
AIRPORT:

19.5 miles
30 minutes

THE PORT OF BALTIMORE:

19.8 miles
41 minutes

33.6 miles
52 minutes

30.9 miles
43 minutes



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