

FOR LEASE

10301 SOUTHARD DRIVE
Beltsville, MD

**36,068 SF
ON
3.87 ACRES**



FOR LEASING INFORMATION:

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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



10301 SOUTHARD DRIVE

Building Size:	36,068 SF +/-
Site:	3.87 acres
Stories:	1
Construction:	Metal Building
Clear Height:	25'
Oversized Drive Ins:	4
Sprinklers:	Wet Sprinkler System

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:



1.5 miles
6 minutes



2.5 miles
8 minutes

WASHINGTON, DC:

9.5 miles
25 minutes

BALTIMORE, MD:

27 miles
42 minutes

FORT MEADE, MD:

13.5 miles
25 minutes

BWI AIRPORT:

19.5 miles
30 minutes

**RONALD REGAN
WASHINGTON NATIONAL
AIRPORT:**

19.8 miles
41 minutes

**DULLES INTERNATIONAL
AIRPORT:**

33.6 miles
52 minutes

THE PORT OF BALTIMORE:

30.9 miles
43 minutes



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