



12210 Conway Road, Beltsville, MD 20705

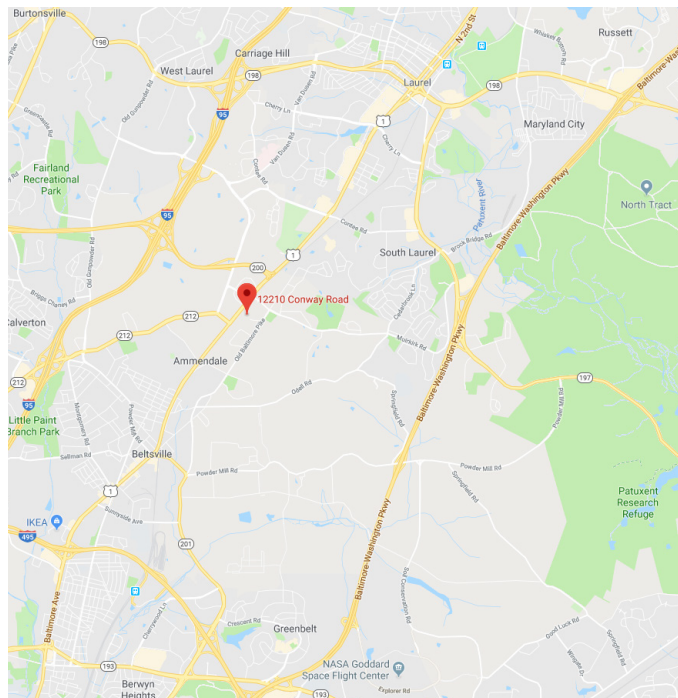
Property Features

- Approx. 23,000 sf available
- Zoned I-H (Heavy Industrial)
- 16' clear ceiling height
- (5) loading docks
- Well maintained industrial building
- Easy access to MD 200/Intercounty Connector (ICC)
- Minutes away from the Capital Beltway (I-495/I-95)
- **LEASE RATE: \$10.00 psf NNN**

For more
information:

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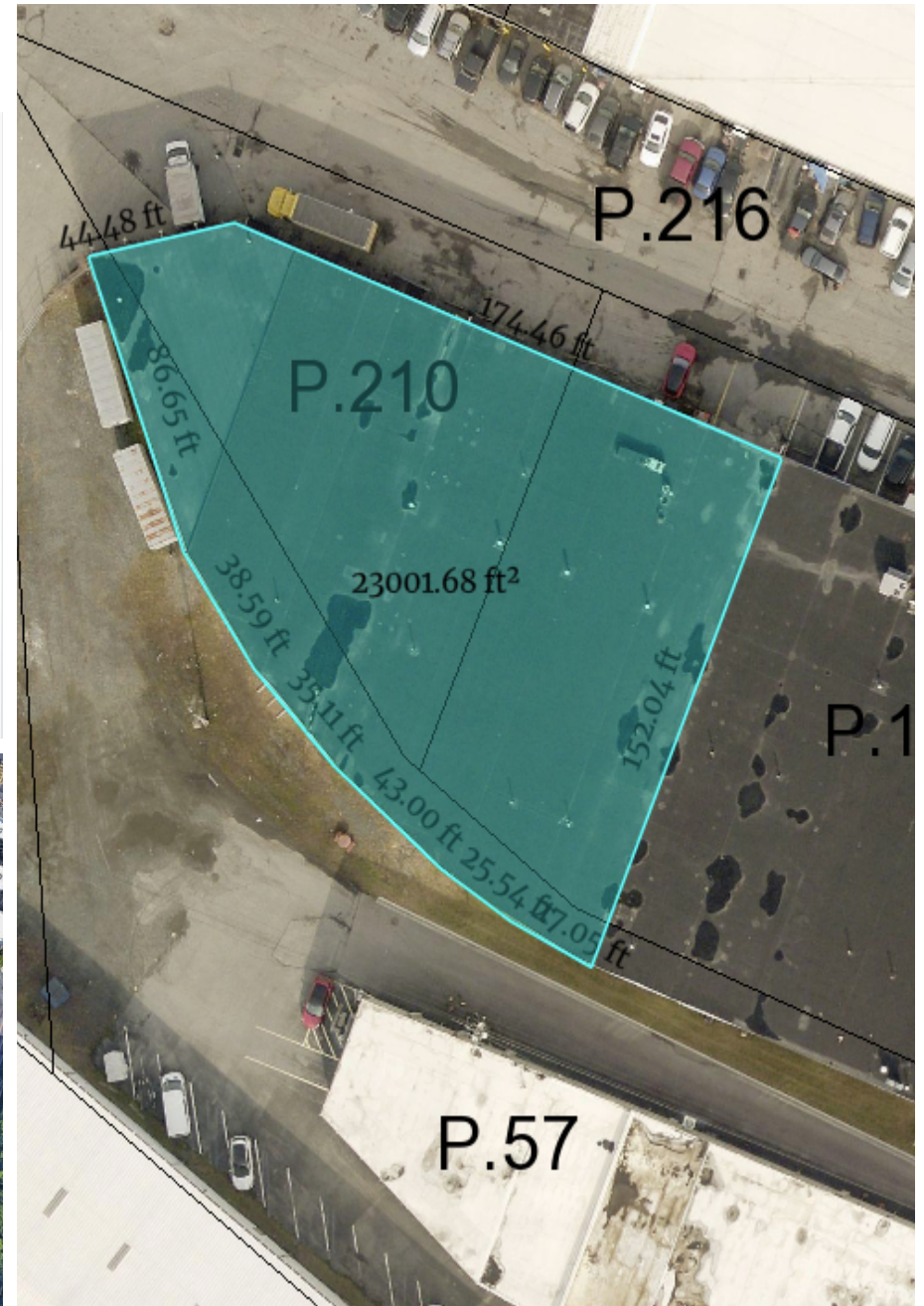
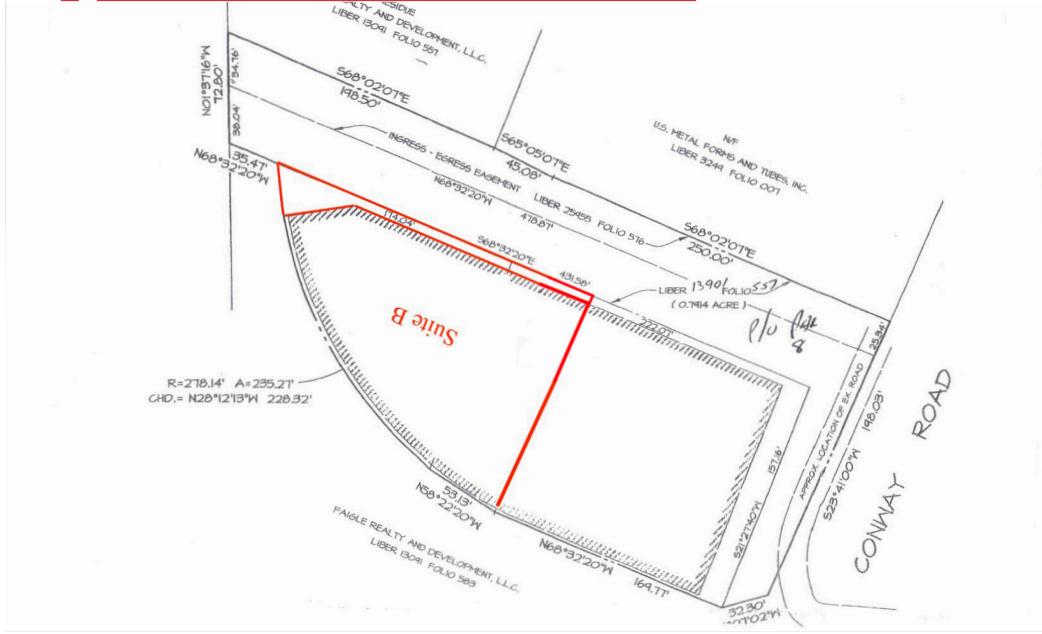
Demographics

(Nielsen 2023 Est's)

| | 1 M | 3 M | 5 M |
|----------------------|-----------|-----------|-----------|
| POPULATION | 4,584 | 67,267 | 209,212 |
| HOUSEHOLDS | 1,652 | 24,786 | 76,570 |
| AVG HOUSEHOLD INCOME | \$151,712 | \$117,104 | \$118,371 |

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