

INDUSTRIAL PROPERTY FOR LEASE

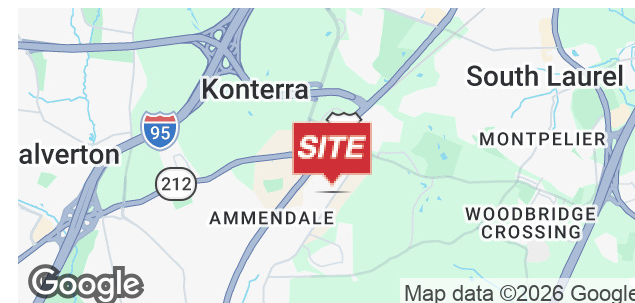


12000-12038 OLD BALTIMORE PIKE

Beltsville, MD 20705

PROPERTY HIGHLIGHTS

- Industrial suites ranging from 8,000± SF up to 16,043± SF
- 18' clear ceiling height
- Fully sprinklered
- Ample parking
- Zoned IH (Heavy Industrial)
- Close to major highways, including the Capital Beltway (I-495/I-95), the Baltimore-Washington Parkway (Route 295), the Intercounty Connector (ICC 200) and Route 1

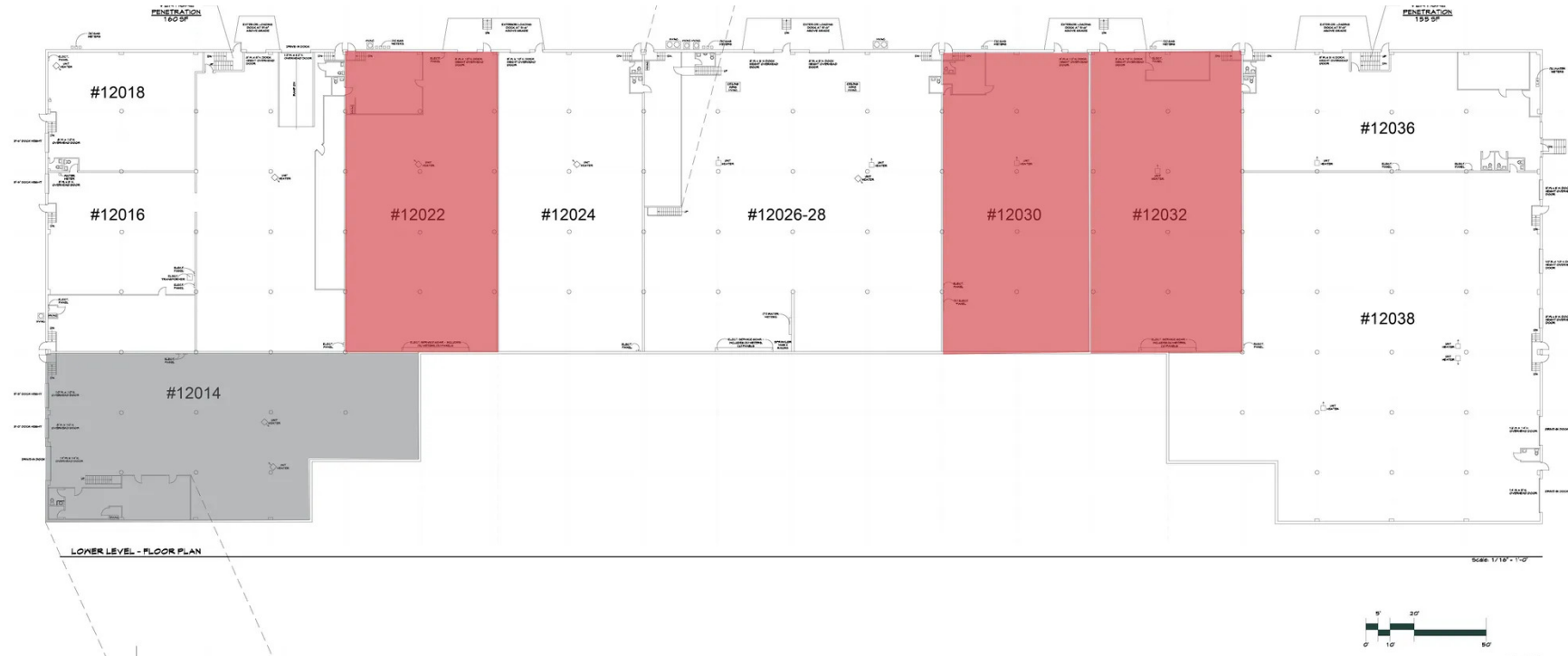


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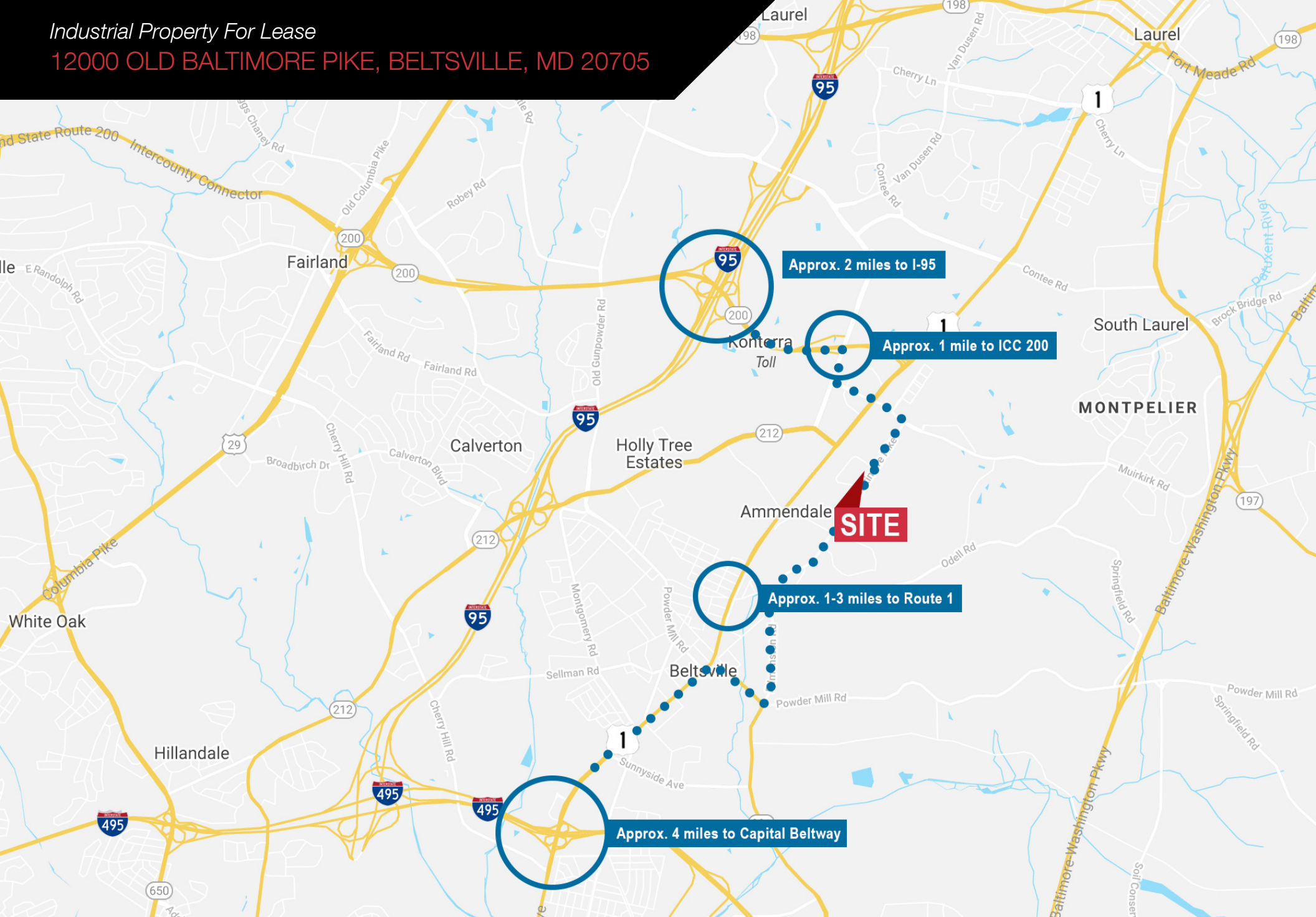


AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION
■ 12022 Old Baltimore Pike (Lower Level)	8,035 SF NNN	1 loading dock / 909± SF office
■ 12030 Old Baltimore Pike (Lower Level)	8,000 SF NNN	1 dock / 376± SF office
■ 12032 Old Baltimore Pike (Lower Level)	8,043 SF Avail. 7/1/26	1 dock / 384± SF office

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