



Southard Drive

For Lease

10301 Southard Dr, Beltsville, MD 20705



**36,068 SF Industrial Warehouse
with 2.2± Acres IOS**

Jason Sullivan, SIOR
Executive Vice President
+1 410 319 2409
jason.sullivan@colliers.com

Melissa Parrish
Associate Vice President
+1 410 319 2411
melissa.parrish@colliers.com

Brian Siegel, SIOR
Executive Vice President
+1 410 319 2410
brian.siegel@colliers.com

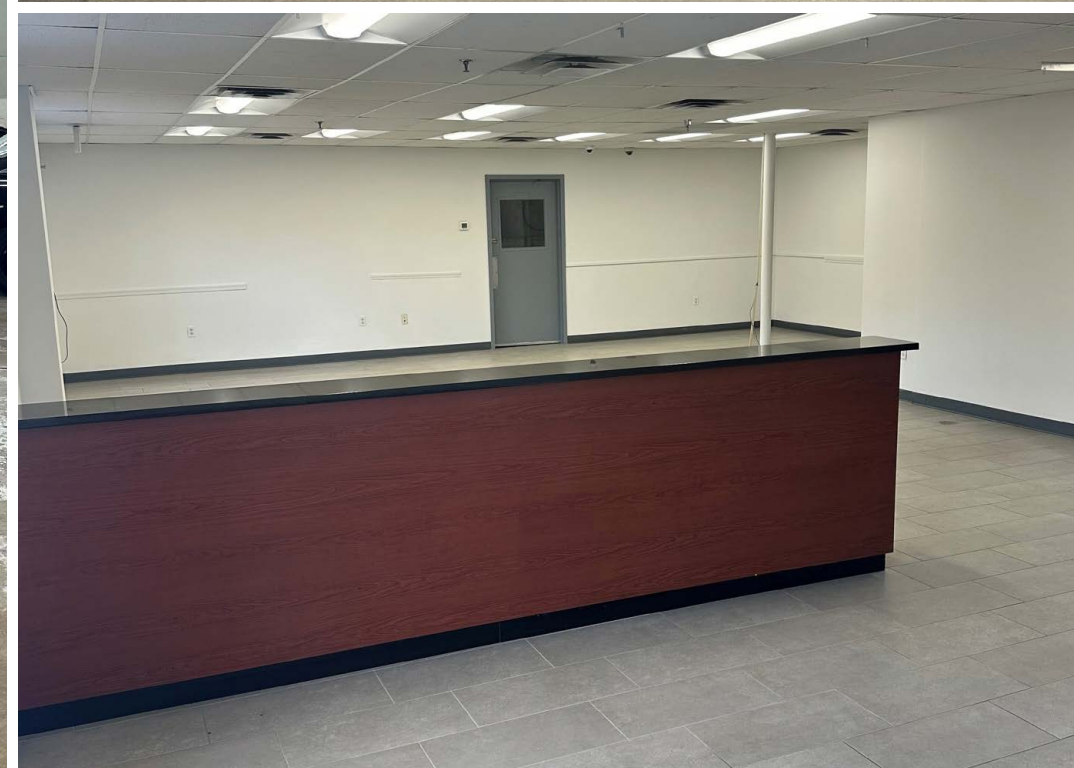
Property Highlights

Address	10301 Southard Dr, Beltsville, MD 20705
Building Size	36,068 SF
Lot Size	3.87 Acres
IOS	2.2 Acres
Clear Height	25'
Drive-ins	4
Sprinklers	Wet
Zoning	IH: Heavy Industrial

- Rare, low-coverage industrial site with secured outdoor storage.
- Recently completed capital improvements: new roof and exterior painting.
- Immediate access to major highways (Route 1, I-95, and I-495)



Warehouse Interior Photos



Prime Location Access

Neighboring Tenants



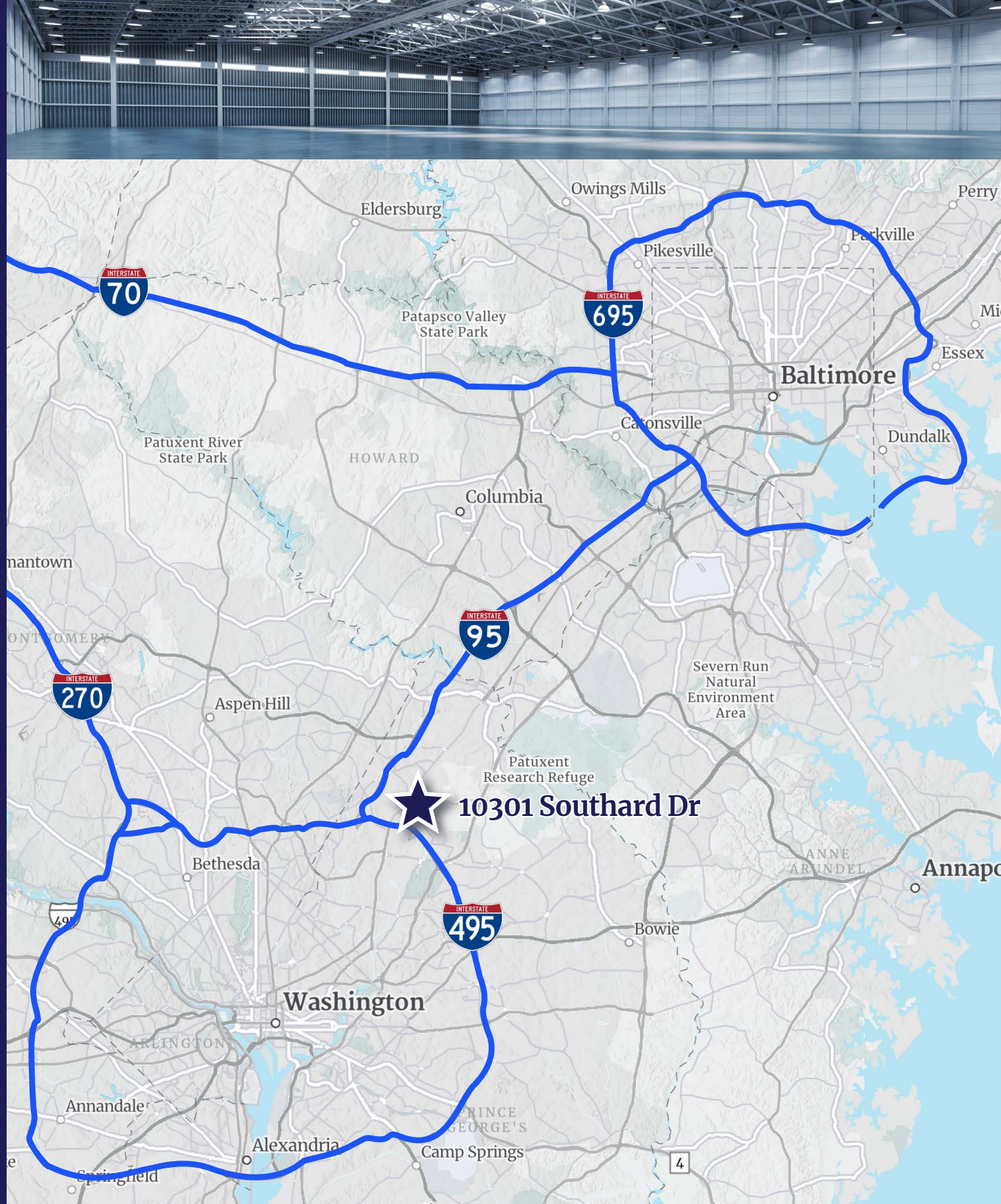
Optimal Location

I-495	1.5 MILES
I-95	2.5 MILES
Washington DC	9.5 MILES
Fort Meade	13.5 MILES
Baltimore	27 MILES
Port of Baltimore	31 MILES



Distance to Airports

DCA	20 MILES
BWI	27 MILES
IAD	33 MILES



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Contact Us

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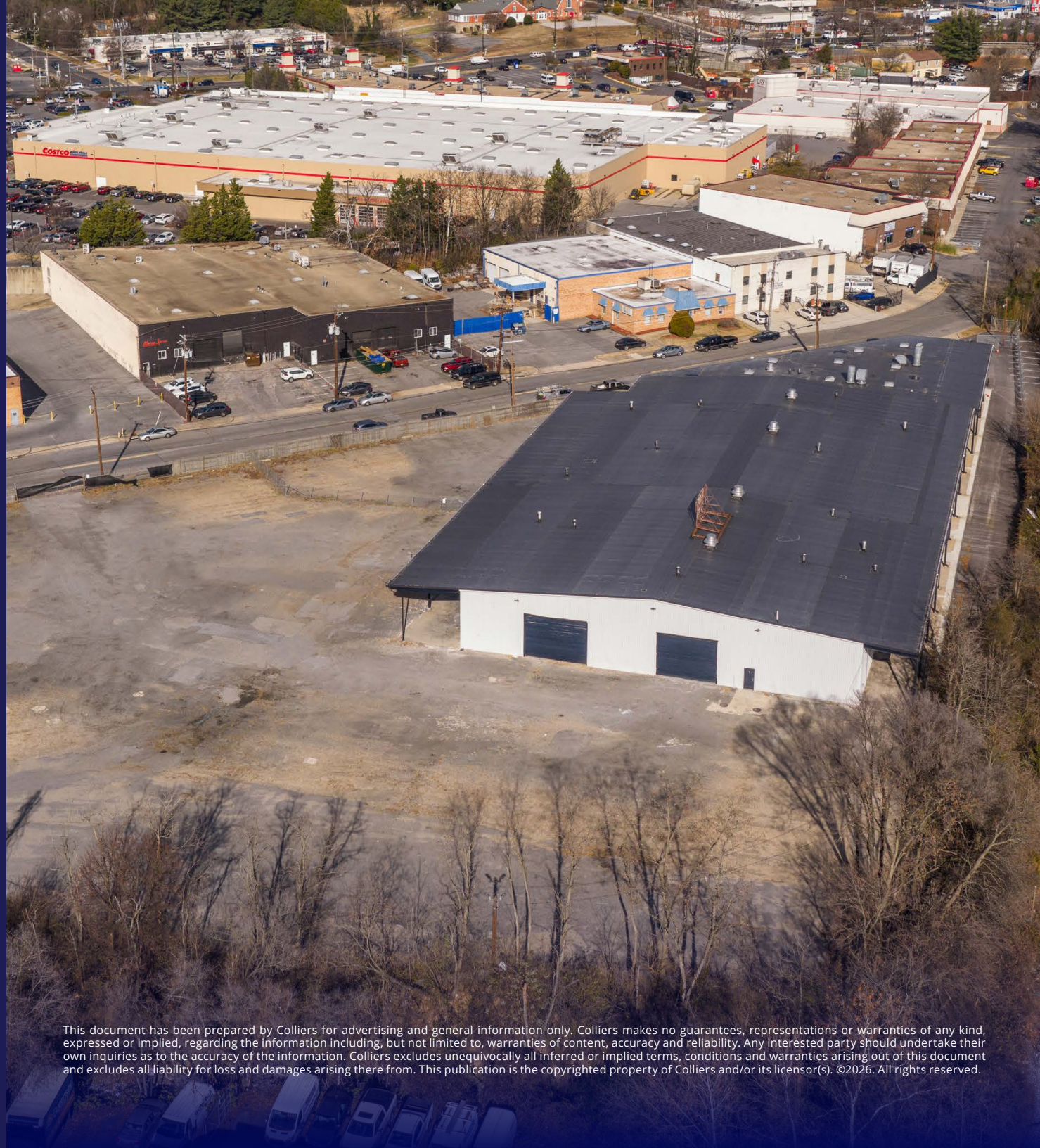
Associate Vice President
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Executive Vice President
+1 410 319 2410
Brian.Siegel@colliers.com



7001 Columbia Gateway Dr
Suite 220
Columbia, MD 21046
+1 410 319 2411



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