

MUIRKIRK BUSINESS CENTER I & II

6850 - 6872 Distribution Drive & 12201 - 12211 Distribution Way
Beltsville, MD 20705 | Prince George's County



Recently Updated Façade



Large Truck Court

FLEX / INDUSTRIAL FOR LEASE

PROPERTY FEATURES

- **Muirkirk I:** 6850-6872 Distribution Drive; 58,444 SF
- **Muirkirk II:** 12201-12211 Distribution Way; 62,763 SF
 - » Versatile dock/drive-in loading with 165' truck court
 - » 22' clear and fully sprinklered
 - » Ample parking and easy access to I-95 & Route 1

CURRENT SPACE AVAILABILITY

- **12211 Distribution Way:**
 - » 9,913 square feet available
 - » Two (2) docks, one (1) at-grade drive-in
 - » High-end office / showroom area

Spence Daw, SIOR
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443-574-1429

Aaron Carroll
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202-652-2333

Newly Owned & Managed By:
 **BERKELEY**
PARTNERS

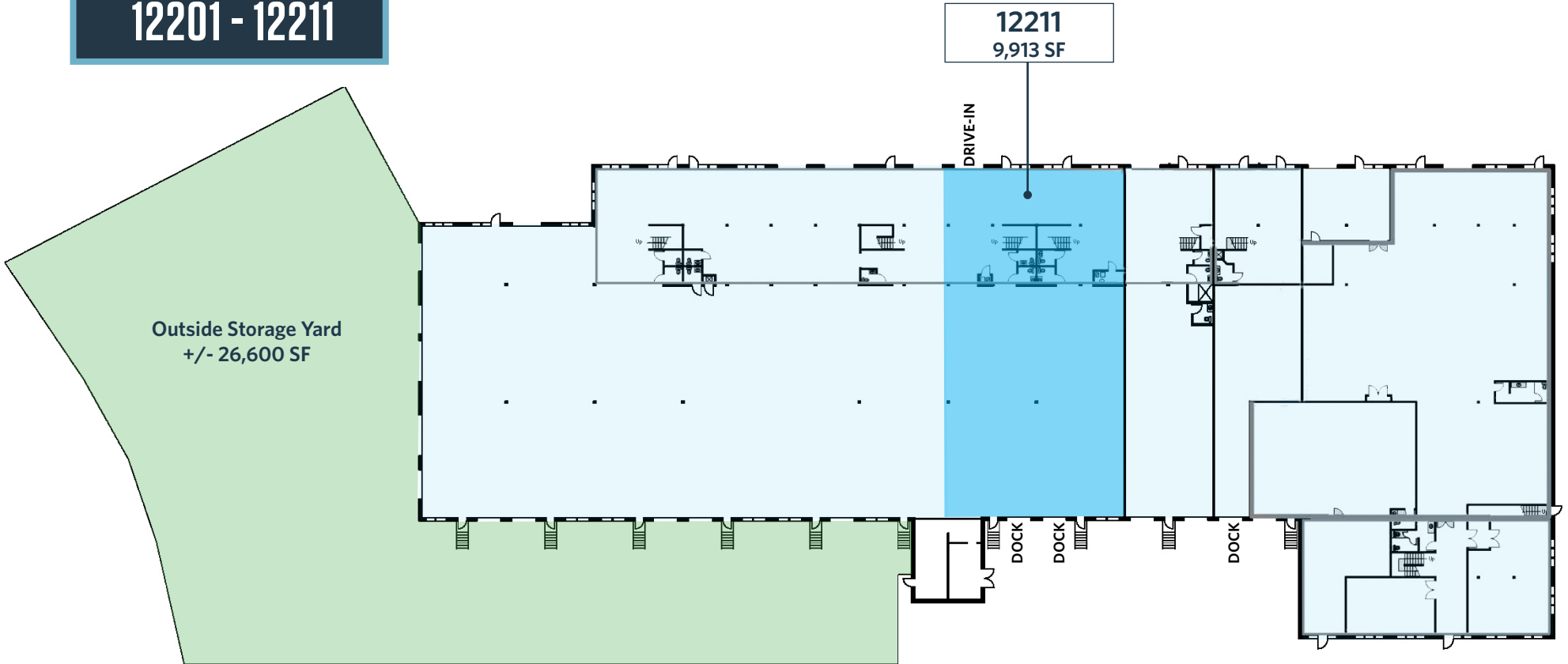
9881 Broken Land Pkwy, #300
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12201 - 12211



NEWLY OWNED & MANAGED BY:



FLOOR PLAN

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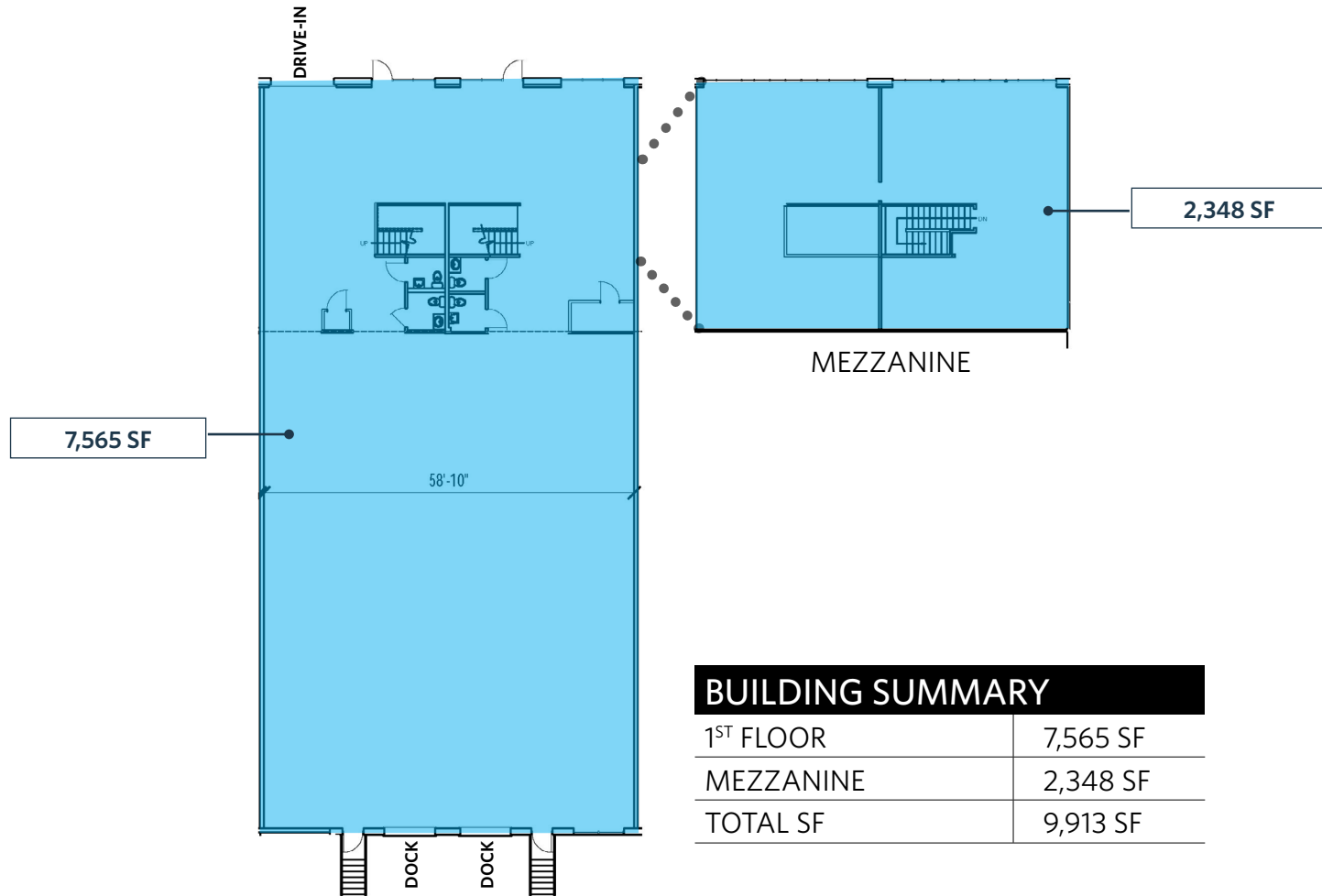


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12211

9,913 SF



BUILDING SUMMARY

1 ST FLOOR	7,565 SF
MEZZANINE	2,348 SF
TOTAL SF	9,913 SF

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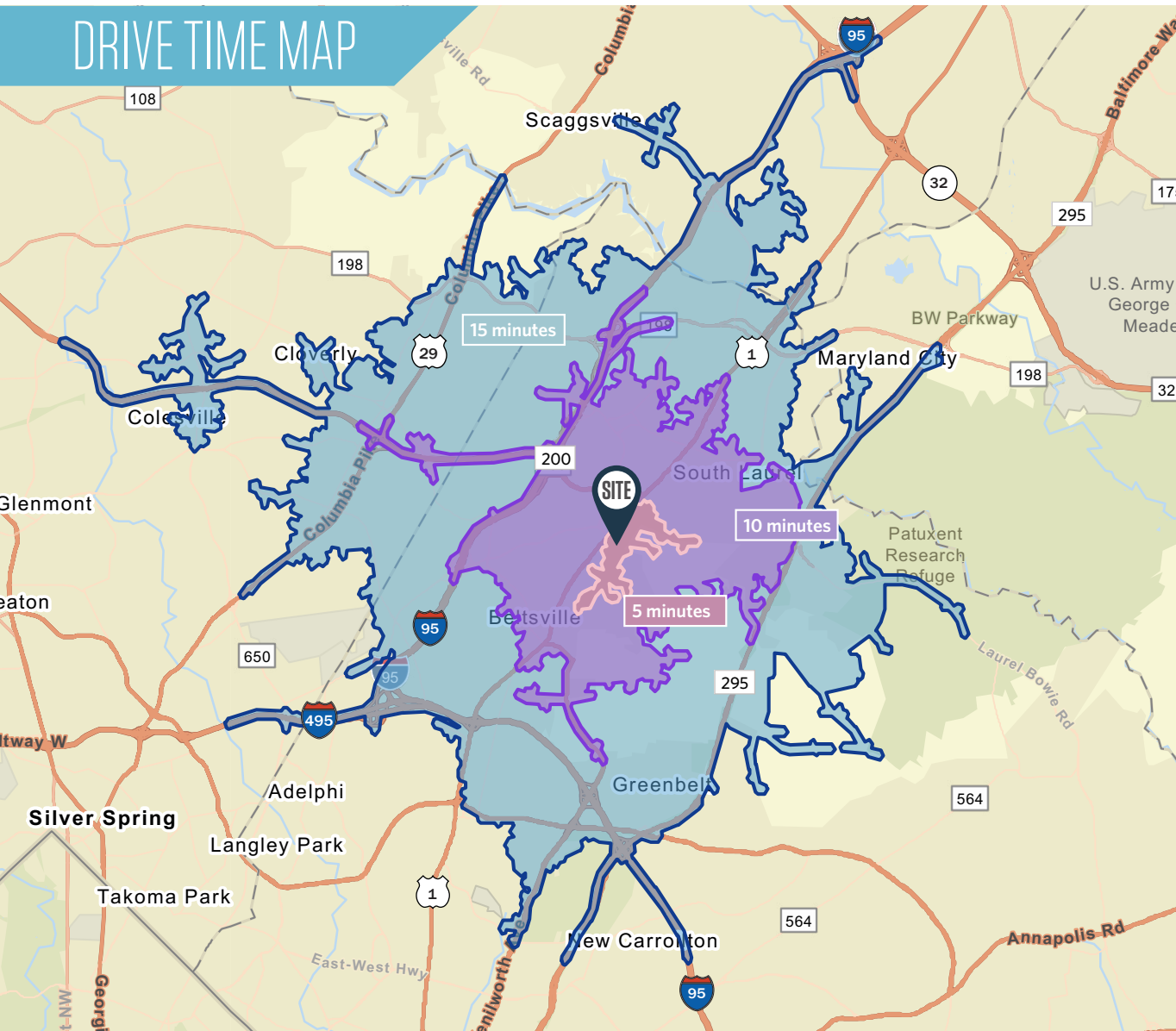
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DRIVE TIME MAP



DEMOGRAPHICS | 3 MILES



POPULATION
35,569



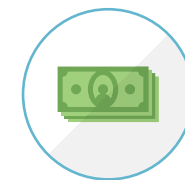
HOUSEHOLDS
11,860



MEDIAN HH INCOME
\$94,109



MEDIAN AGE
37.5



DISPOSABLE INCOME
\$74,134



MEDIUM NETWORTH
\$185,424

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 **Nai** Inc

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UPDATED EXTERIOR

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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