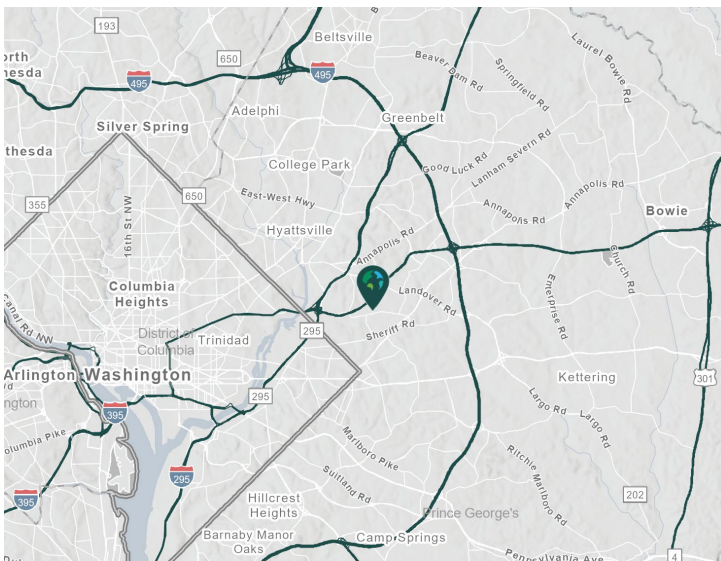


136,860 SF

**6300 Columbia Park Road
Hyattsville, MD 20785**

Prologis Washington Gateway



- Immediate access to Route 50 & the Capital Beltway (I-495)
- 2 miles from the MD/DC line
- Less than 1 mile from the Cheverly Metro

Property Features

Available Space	136,860 SF
Office SF	4,143 SF: 1,849 SF and 2,294 SF of Mezzanine Office
Clear Height	28'
Column Spacing	52' x 35'
Dock Doors	38 dock doors; 30 with edge of docks; cross dock
Car Parking Spaces	84
Electrical Service	1,200 Amps
Sprinkler	Dry System
Lighting	LED

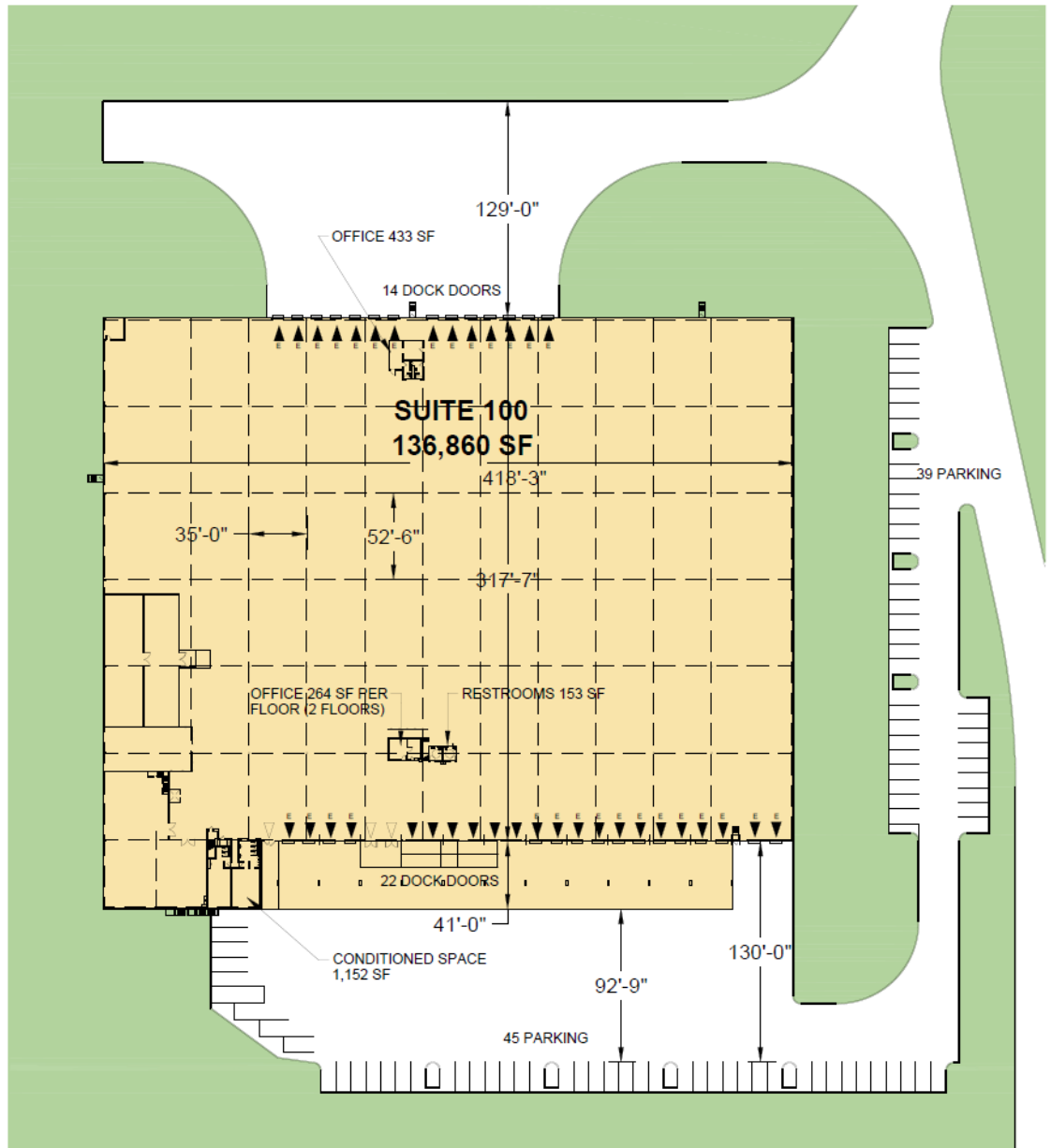


Unlock the full potential of your warehouse with one strategic, single-source partner.



LEGEND:

- ▲ DOCK POSITION
- ▲ DOCK POSITION W/ LEVELER
- ◆ DRIVE-IN DOOR
- LAND
- LEASED AREA
- AVAILABLE AREA



NAI Michael
Peter Burleigh
 pburleigh@naimichael.com
 ph +1 301 918 2913

NAI Michael
Brady Thompson
 bthompson@naimichael.com
 ph +1 301 918 2912

Prologis
Gerardo Castellanos
 gcastellanos@prologis.com
 ph +1 410 872 4574
 prologis.com