



Colliers

For Lease



36,068 SF
Industrial Warehouse
with 2.2± Acres IOS

10301 Southard Dr, Beltsville, MD 20705

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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

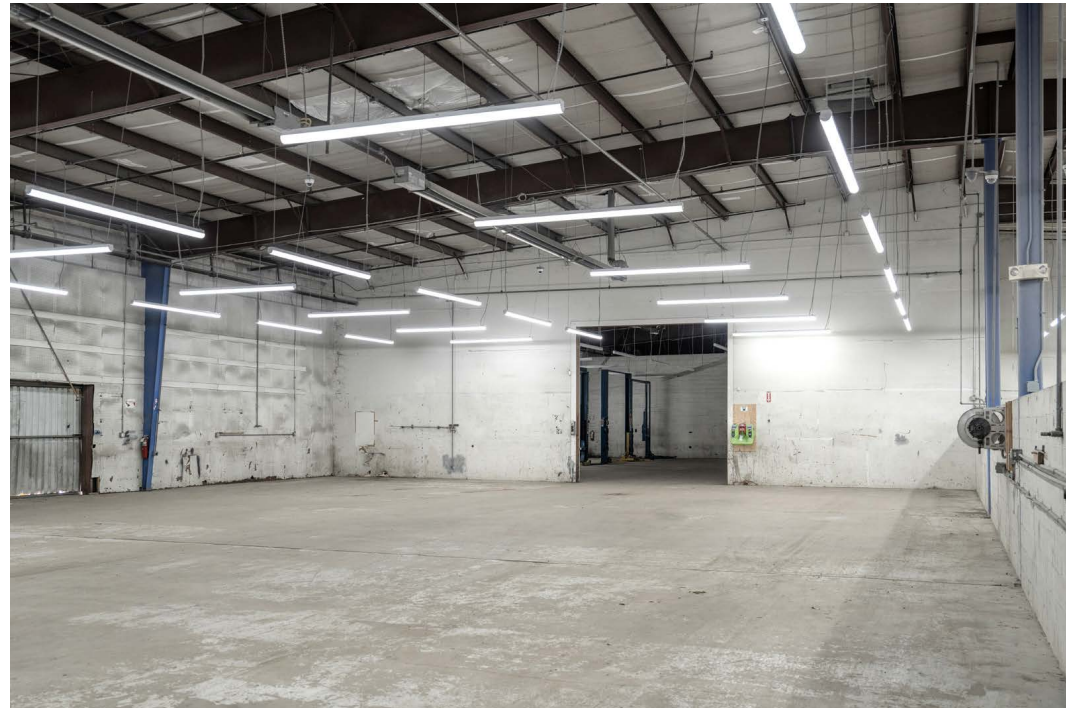
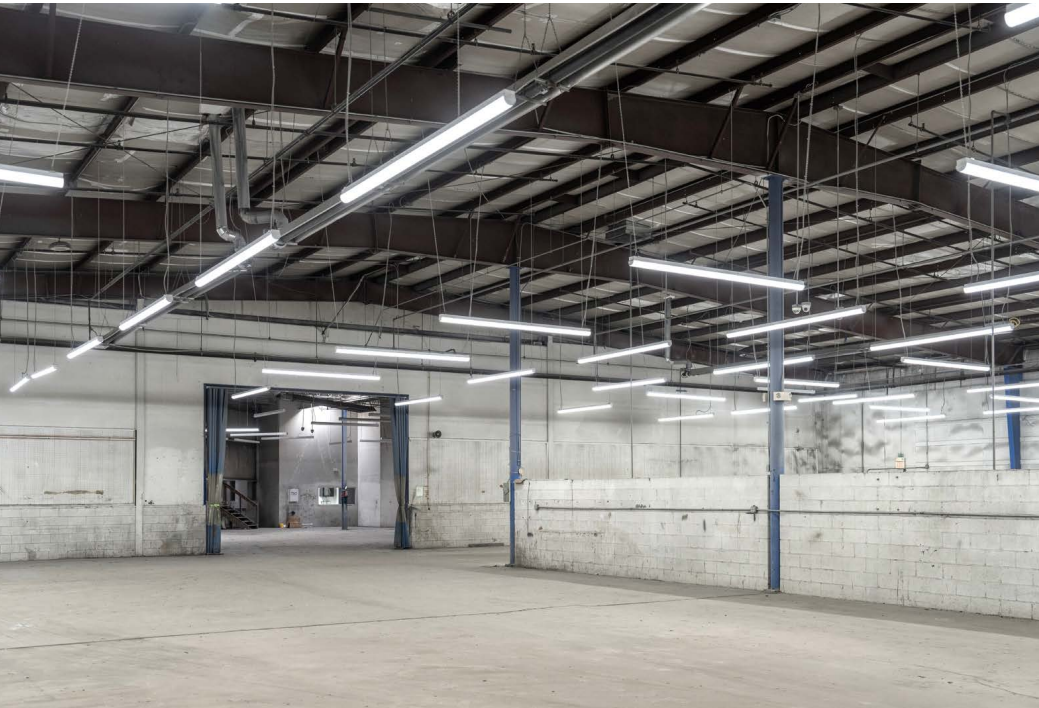
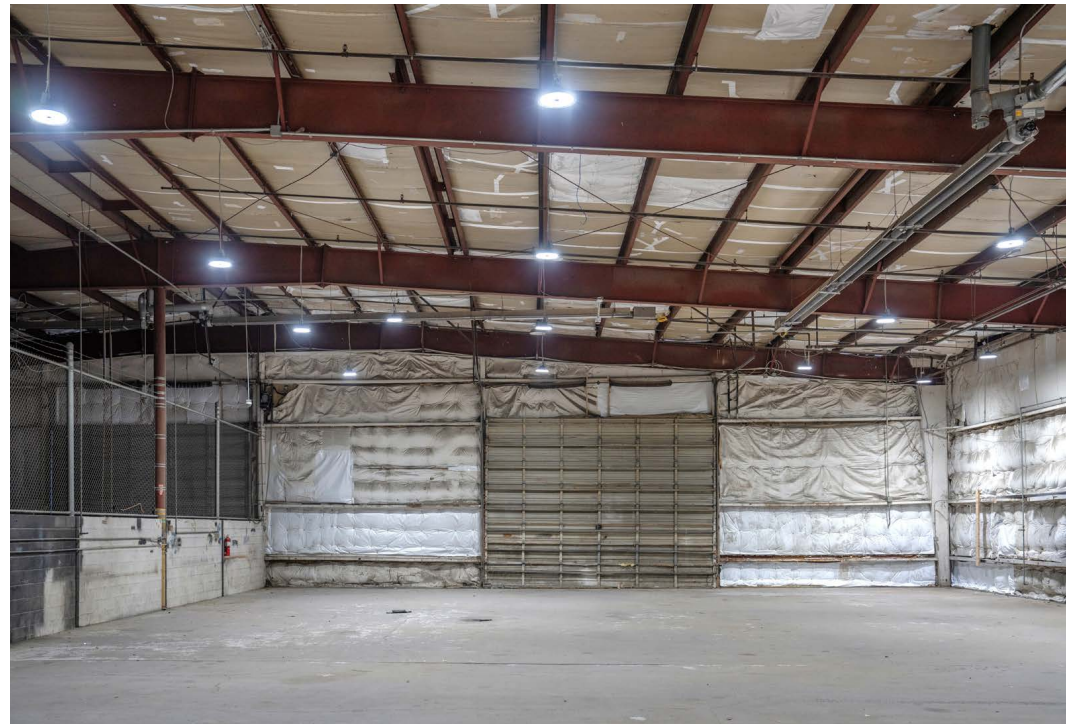
- Rare, low-coverage industrial site with secured outdoor storage.
- Recently completed capital improvements: new roof and exterior painting.
- Immediate access to major highways (Route 1, I-95, and I-495)



Warehouse Exterior



Warehouse Interior



Property Aerials



Easy Accessibility

Neighboring Tenants



Prime Location



Distance to Airports

DCA	20 Miles
BWI	27 Miles
IAD	33 Miles



10301 Southard Dr

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

5 mi

Contact Us

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