

INDUSTRIAL PROPERTY FOR SALE



5207 & 5209
HOLLAND DRIVE

Beltsville, MD 20705

PROPERTY HIGHLIGHTS

- Zoned I-H (Heavy Industrial)
- Approx. 18,063 SF
- 10' by 14' drive-in AND 10' by 14' recessed loading dock
- 16'6" clear ceiling height
- Fully sprinklered
- New energy efficient LED lighting installed throughout the warehouse, offices, kitchen, and exterior security lights
- Fully furnished office conveys
- Left side of the building is air conditioned
- New TPO roof replacement installed June 26, 2026
- Nissan propane forklift (approx. 3,500 hrs) and custom built 15,000 lb capacity loading dock ramp included
- Located one mile from the Capital Beltway



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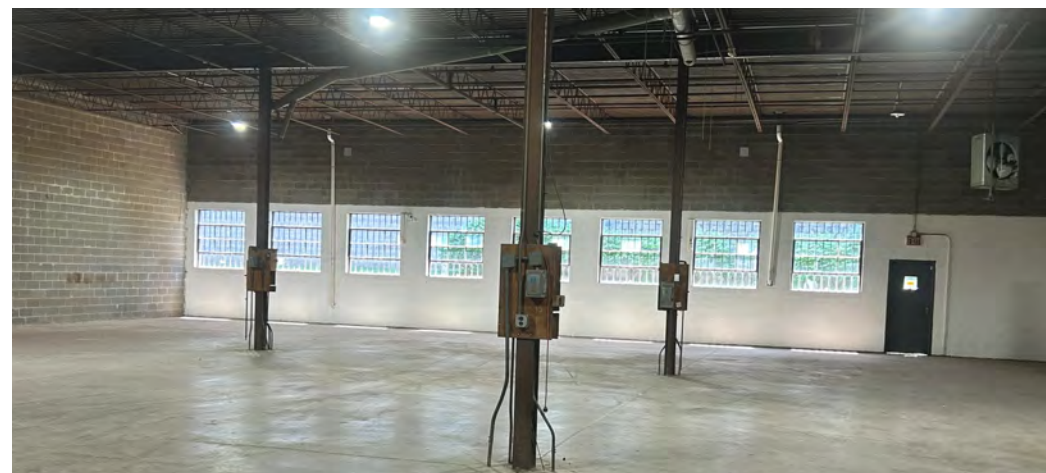
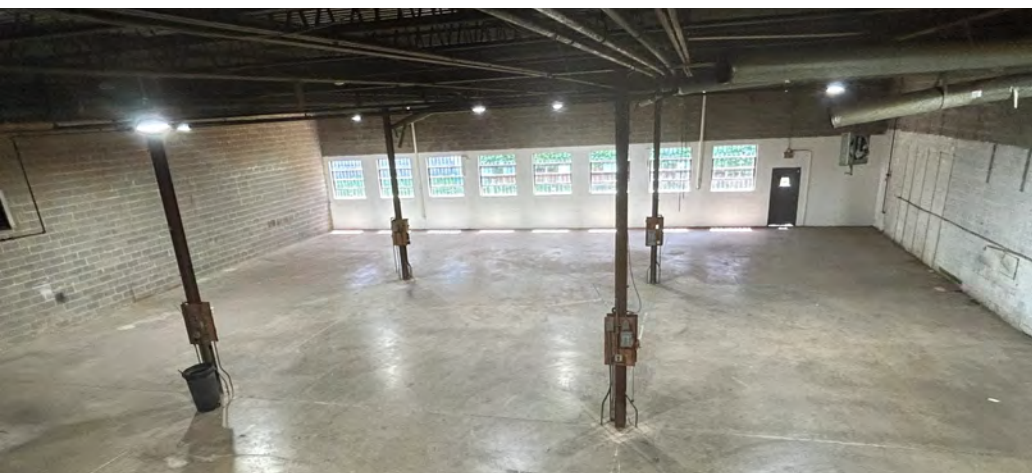
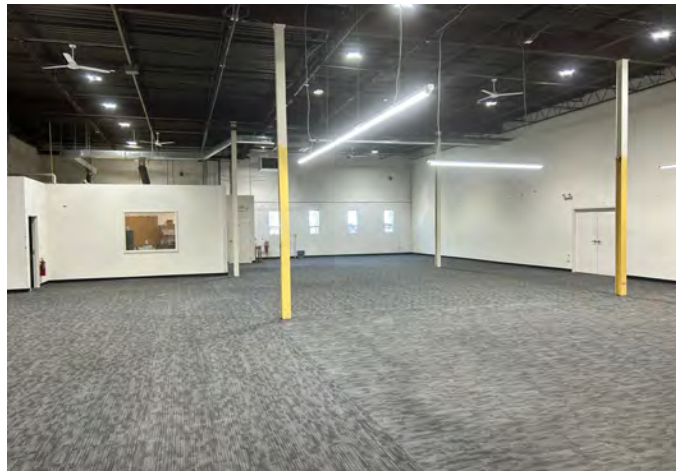
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