

# 28,000-95,293 SF

## Industrial Space For Lease



## Prologis Washington Gateway

6240 COLUMBIA PARK ROAD

Hyattsville, MD 20785 USA



### LOCATION

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

### FACILITY

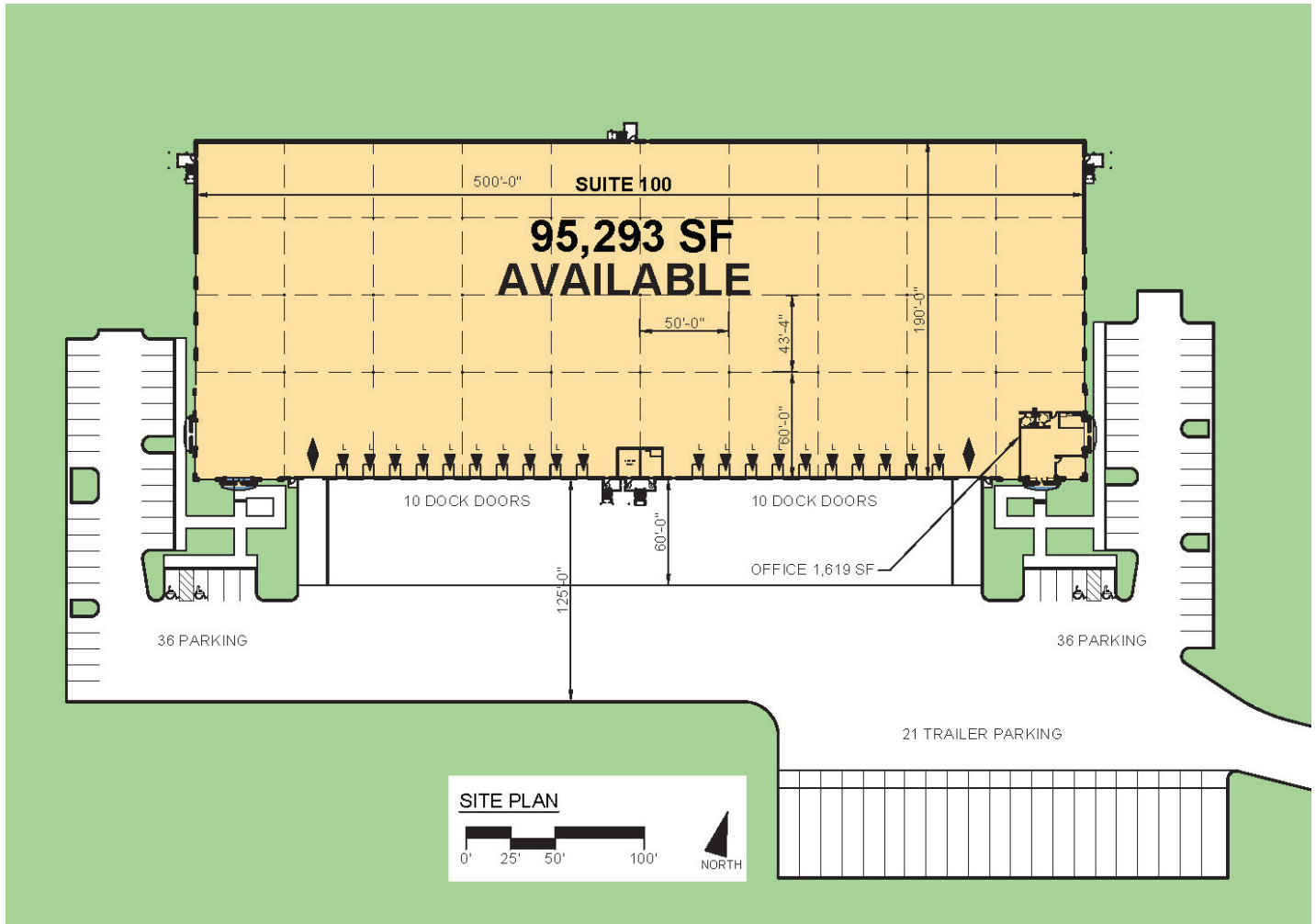
- Total of 95,293± SF available (divisible to 28,000 SF)
- Includes 1,619± SF of office space
- 20 dock doors and 2 drive-in doors
- 21 additional trailer drops
- Zoned I-2 (Heavy Industrial)
- 125' truck court
- 72 parking spaces
- 28' clear ceiling height
- 190' building depth
- 60' speed bay

### ADVANTAGES AND AMENITIES

- Immediate proximity to Route 50 and Washington, DC
- Fast, cost-effective forklift and racking sourcing through Prologis Essentials.

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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