

9405 LIVINGSTON ROAD, FORT WASHINGTON, MD 20744

Prologis Capital Beltway II



Delivering Q2 2026: ±140,000 SF

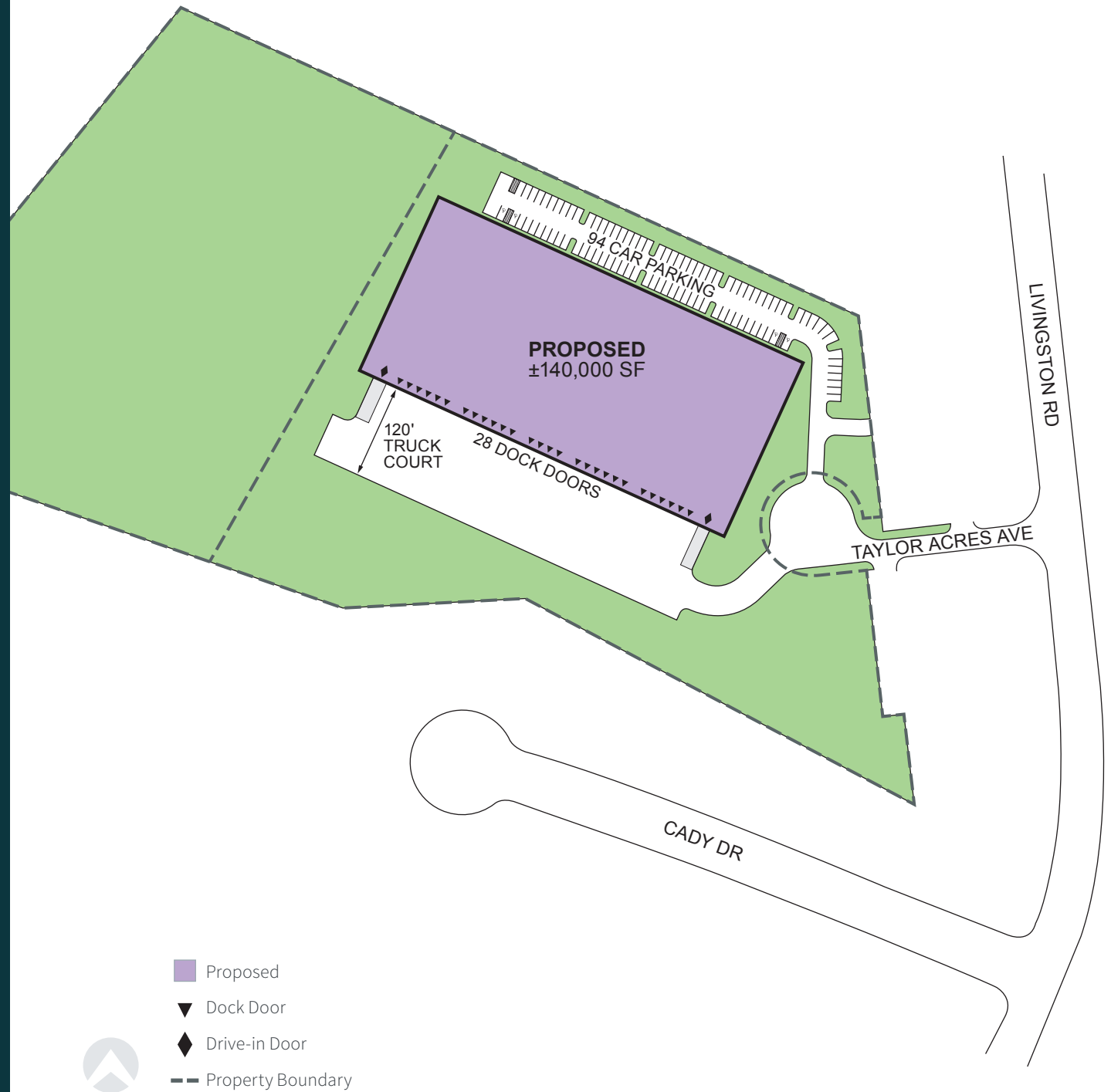


Location

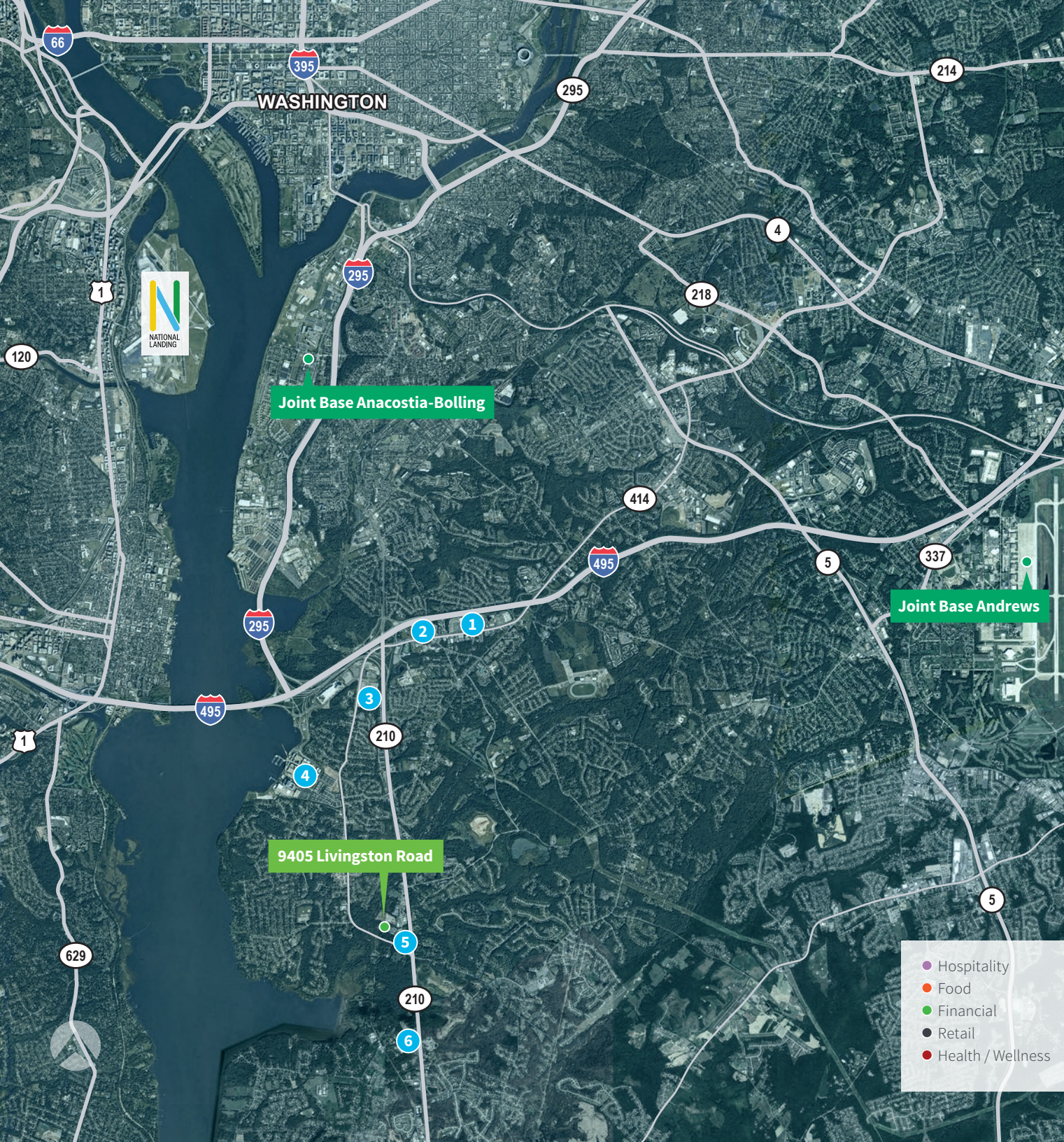
- Conveniently located in SW Prince George's County, with immediate access to Washington, DC and Virginia
- Convenient access to the Baltimore Washington Corridor, including the BWI Thurgood Marshall Airport
- 3.0 miles to I-495, I-295 and the Woodrow Wilson Bridge
- 5.2 miles to the Virginia state line and 4.6 miles to the District of Columbia district line
- Closest building to DC Proper

Building Features

- Construction set to begin Q2 2025
- ±140,000 SF available on 17.5 acres
- ±3,300 SF office
- 32' clear height
- 56' x 50' column spacing
- 28 (12' x 60') dock doors
- 2 drive-in doors
- 120' truck court
- ESFR sprinkler system
- 4,000 amps
- LED lighting
- 94 total car parking spaces
- 6 EV parking spaces
- Solar
- LEED® Silver



Surrounding Amenities



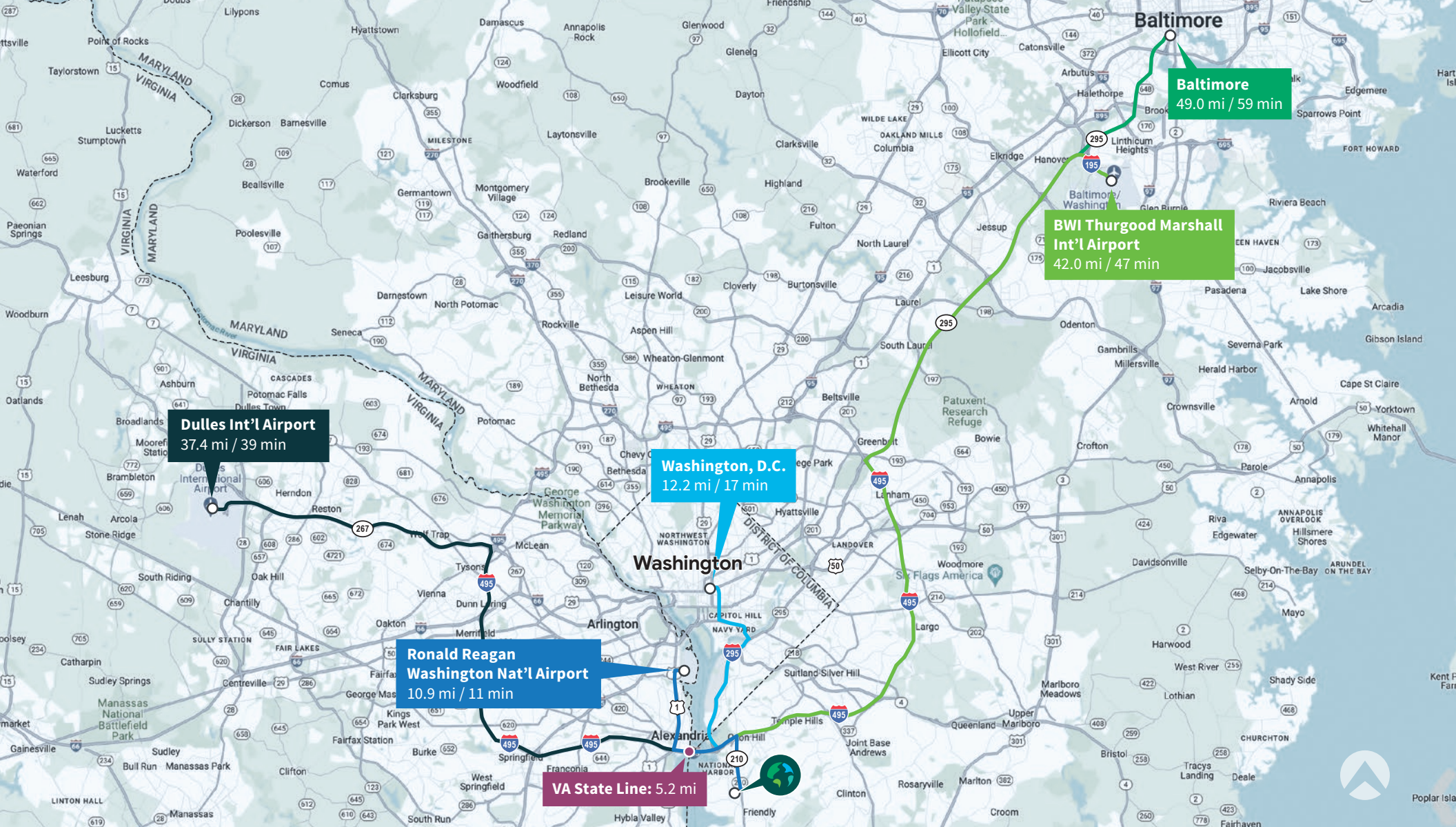
Joint Base Anacostia-Bolling

9405 Livingston Road

Joint Base Andrews

- Hospitality
- Food
- Financial
- Retail
- Health / Wellness

- 1 Rivertowne Commons Marketplace**
 - Dollar Tree, IHOP, Safeway
 - CVS
 - AMC, Ross Dress for Less, Staples, Target
 - Wells Fargo, H&R Block
- 2 Oxon Hill Plaza**
 - &pizza, Chipotle, Family Dollar
 - DaVita Kidney Care
 - Marshalls
 - Comfort Inn
- 3 Tanger Outlets National Harbor**
 - Johnny Rockets, Sbarro
 - Carters, Famous Footwear, Helzberg Diamonds, Levi's, Lids, Michael Kors, Steve Madden
- 4 National Harbor**
 - Fogo de Chao Brazilian, Nando Peri Peri, Rosa Mexicano, The Walrus Oyster & Ale House
 - AC Hotel, Club Wyndham, Gaylord National Resort, Hampton Inn, Hyatt Place, MGM National Harbor, Residence Inn, Westin
- 5 Livingston Square**
 - KFC, Giant Food, Jersey Mike's, McDonald's, Starbucks, Taco Bell
 - Patriot Urgent Care, Ultimate Fitness
 - First National Bank, Truist
- Tantallon Center**
 - ALDI
 - US Renal Care, Curves



John Dettleff
 +1 703 485 8831 direct
 john.dettleff@am.jll.com

Dan Coats
 +1 703 891 8410 direct
 dan.coats@am.jll.com

PLD_PCBIIB_102224

Jones Lang LaSalle
 1800 Tysons Boulevard #400
 McLean, VA 22102



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

Karen Cherry
 +1 410 872 4560 office
 kcherry@prologis.com

Prologis Headquarters
 Pier 1, Bay 1
 San Francisco, CA 94111
 Main: +1 415 394 9000
 info@prologis.com
 www.prologis.com
 NYSE: PLD

Prologis, Inc., is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. Prologis leases modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment. Prologis owns or has investments in, on a wholly owned basis or through co-investment ventures, properties, and development projects expected to total approximately 1.2 billion square feet (116 million square meters) in 19 countries, as of September 30, 2024.