

56,244 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

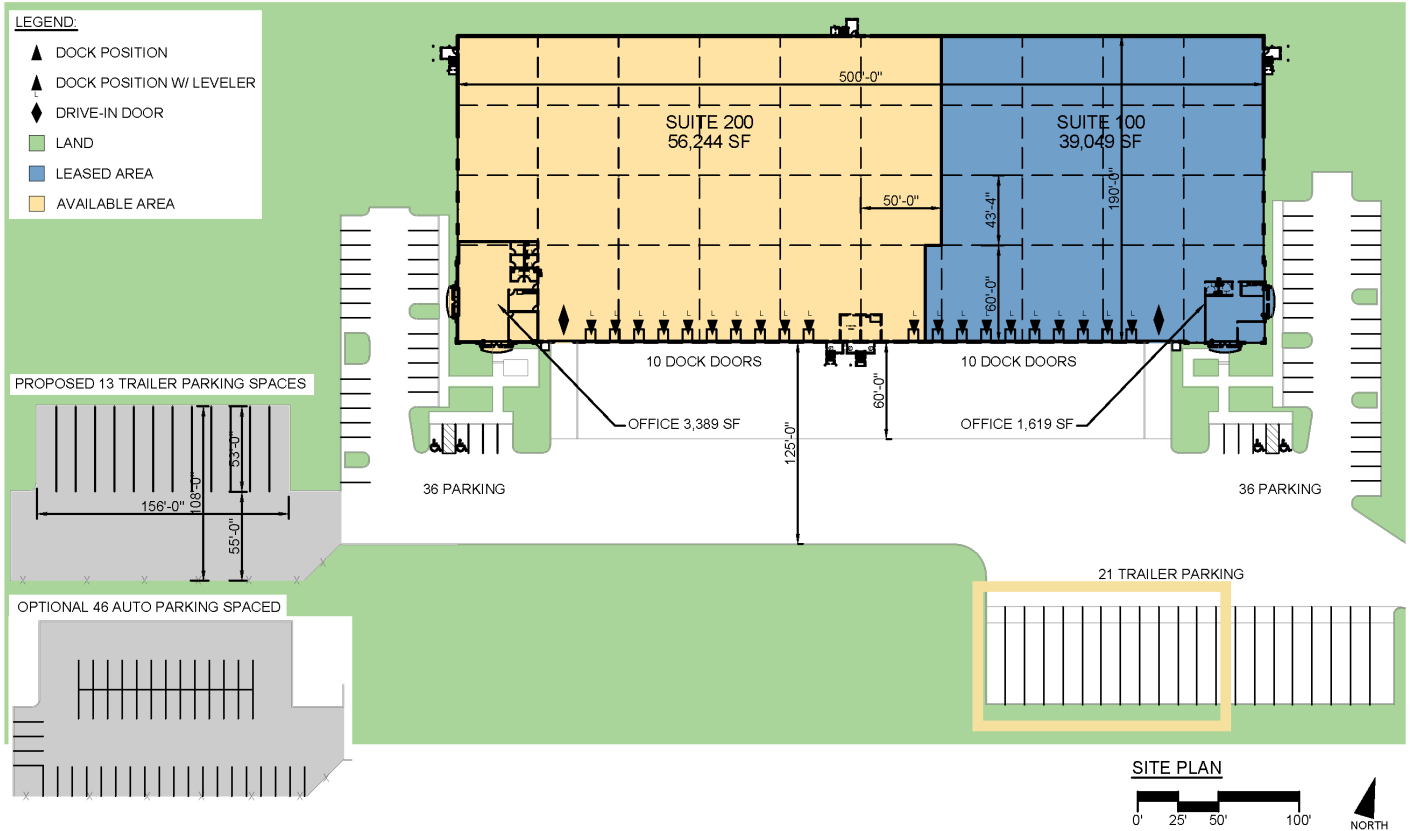
- Total of 56,244± SF available
- Includes 3,389± SF spec office
- 11 dock doors and 1 drive-in door
- 12 additional trailer drops
- Adjacent lot proposed for 13 trailer drops or 46 car spaces
- Zoned I-2 (Heavy Industrial)
- 125' truck court
- 36 parking spaces
- 28' clear ceiling height
- 190' building 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.

56,244 SF

Industrial Space For Lease



NAI Michael
Lance Schwarz, SIOR
lschwarz@naimichael.com
ph +1 301 918 2938
cell +1 301 675 2027
10100 Business Parkway
Lanham, MD 20706 USA

NAI Michael
Peter Burleigh
pburleigh@naimichael.com
ph +1 301 918 2938
cell +1 410 212 4303
10100 Business Parkway
Lanham, MD 20706 USA

Prologis
Danielle Schline
dschline@prologis.com
ph +1 410 872 4570
6711 Columbia Gateway Drive
Suite 130
Columbia, MD 21046 USA