

# 70,750 – 149,869 SF

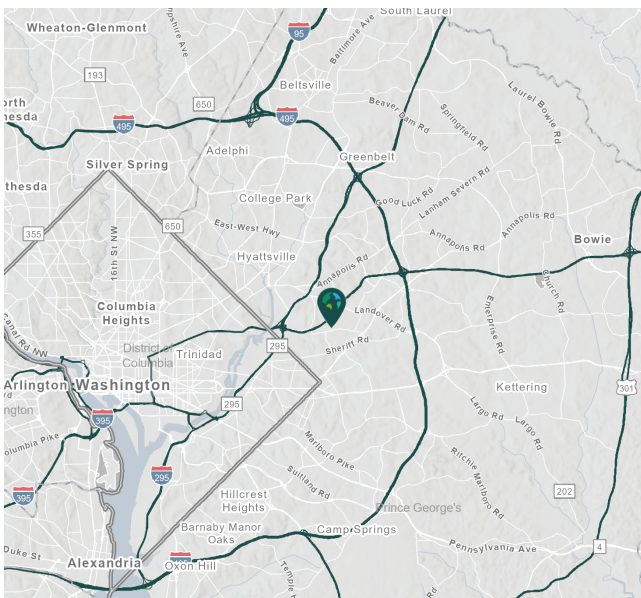
Industrial Space For Lease



## Prologis Washington Gateway 3



6100 Columbia Park  
Hyattsville, MD 20785 USA



### LOCATION

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

### FACILITY

- Up to 149,860 SF available
- Suite 100 – 70,750 SF available
- Suite 200 – 79,110 SF available
- Suite 100 – 2 dock doors and 2 drive-ins
- Suite 200 – 25 dock doors and 3 drive-ins
- 17' clear height
- 54' x 40' column spacing
- 277-480v electric service
- Suite 100 - 225 amps and Suite 200 - 800 amps
- Ample parking and outdoor storage
- LED lighting

### ADVANTAGES AND AMENITIES

- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign.
- Fast, cost-effective forklift and racking sourcing through Prologis Essentials

**Prologis Essentials: your single-source service for efficient move-in and operations at [prologisessentials.com](https://www.prologisessentials.com)**

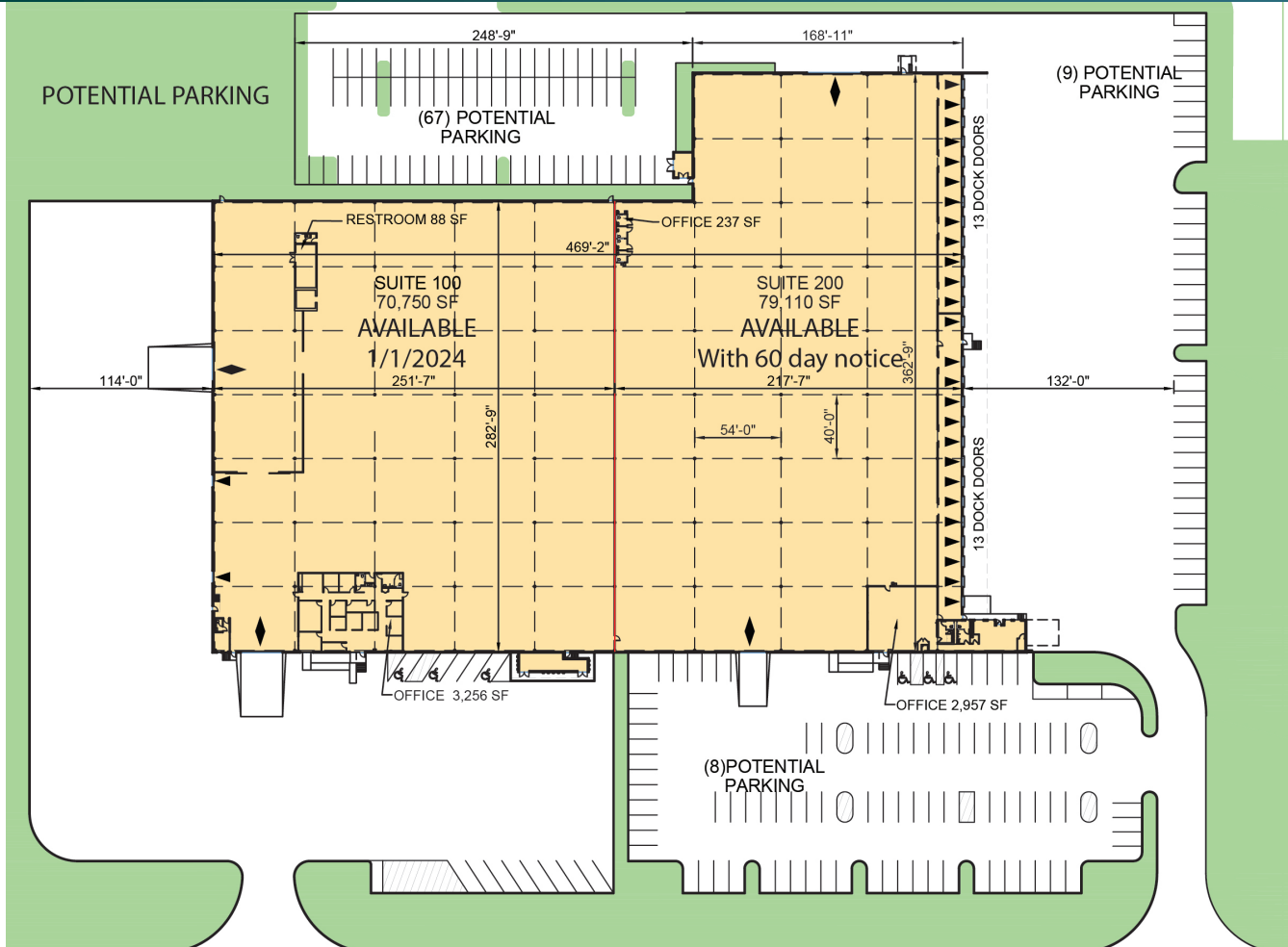
[www.prologis.com](https://www.prologis.com)

# 70,750 – 149869 SF

Industrial Space For Lease



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### LEGEND:

- ▲ DOCK POSITION
- ▲ DOCK POSITION W/ LEVELER
- ◆ DRIVE-IN DOOR
- LAND
- LEASED AREA
- AVAILABLE AREA



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

### NAI Michael

Lance Schwarz  
lschwarz@naimichael.com  
ph +1 301 918 2938  
10100 Business Parkway  
Lanham, MD 20706 USA

### NAI Michael

Brady Thompson  
bthompson@naimichael.com  
ph +1 301 918 2912  
10100 Business Parkway  
Lanham, MD 20706 USA

### Prologis

Karen Cherry  
kcherry@prologis.com  
ph +1 410 872 4560  
6721 Columbia Gateway Drive  
Suite 150  
Columbia, MD 20146 USA

### Prologis

Gerardo Castellanos  
gcastellanos@prologis.com  
ph +1 410 872 4574  
113 Executive Drive  
Suite 122  
Sterling, VA 20166 USA

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