

# 79,110 SF

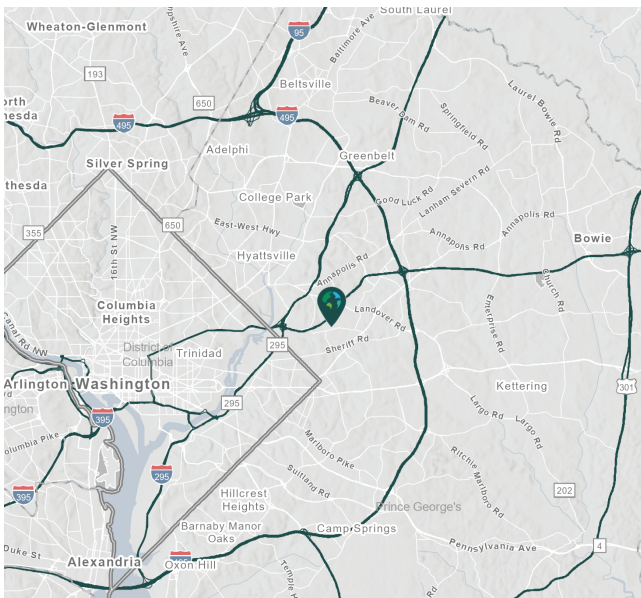
Industrial Space For Lease



## 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

- 79,110 SF available
- 3,198 SF office
- 25 dock doors and 3 drive-ins
- 17' clear height
- 54' x 40' column spacing
- 277-480v electric service
- 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://prologisessentials.com)**

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### LEGEND:

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



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