

FOR SALE

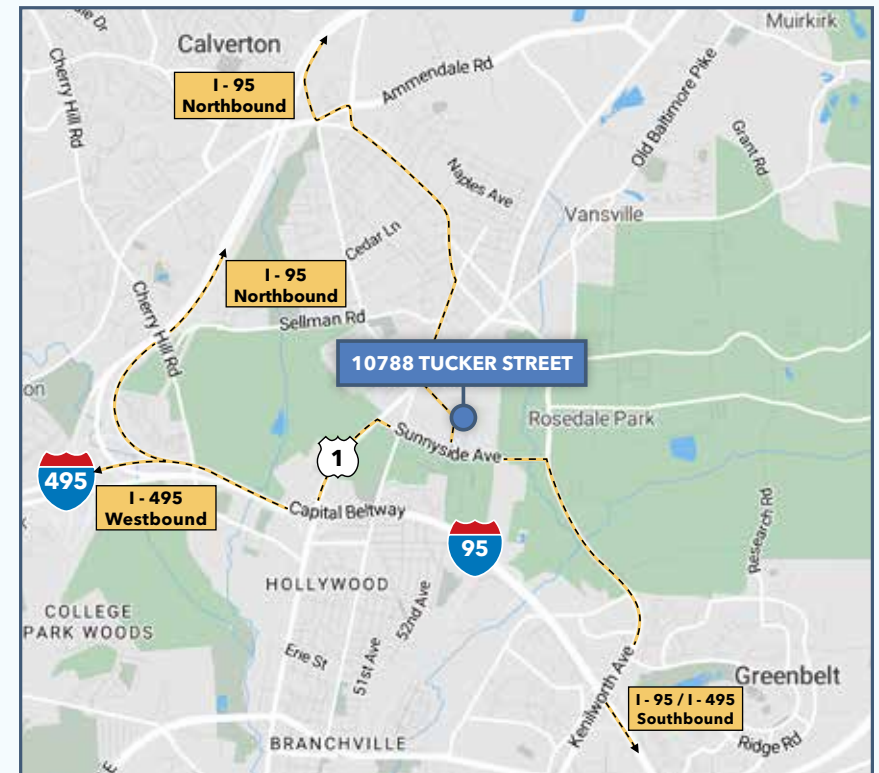
# 10788 TUCKER STREET

BELTSVILLE, MD 20705



## BUILDING FEATURES

- 14,700 SF building (estimate), zoned I-2
- Constructed in 1974
- 13'-20' ceiling height
- 2 dock doors, 1 drive-in
- 0.56 acres
- 15 free surface spaces; ratio 1.02/1,000 SF
- Easy access to I-495 & I-95 (Capital Beltway)
- Functional layout
- Single tenant, full building opportunity
- Sold vacant
- Great access to DC market -
  - 19 miles to D.C. and BWI
  - 25 miles to Virginia





Demographics	1 mile	3 miles	5 miles
Population	8,417	71,521	311,634
Households	3,197	24,774	103,327
HH Growth (2019-2024)	5.16%	1.72%	1.71%
Avg HH Income	\$82,613	\$75,957	\$74,201

## INFORMATION

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