



10758 TUCKER STREET

BELTSVILLE, MARYLAND 20705

FOR
SUBLEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Covered/recessed loading
- Combination platform dock loading and drive-in
- Installed dock leveler - 72" - 30k lbs. (ANSI Rated Capacity)
- Two wide overhead doors
- Mostly open with small office component
- Approximately 18' clear height
- Breakroom with sink/countertop complex and millwork
- Finished restrooms
- Efficient layout
- 10+ parking spaces

AVAILABLE:

9,200 SF ±

BUILDING SIZE:

30,141 SF ±

PARKING:

1.50/1,000 SF

ZONING:

IH (HEAVY INDUSTRIAL)

SUBLEASE THRU:

3/31/2029

RENTAL RATE:

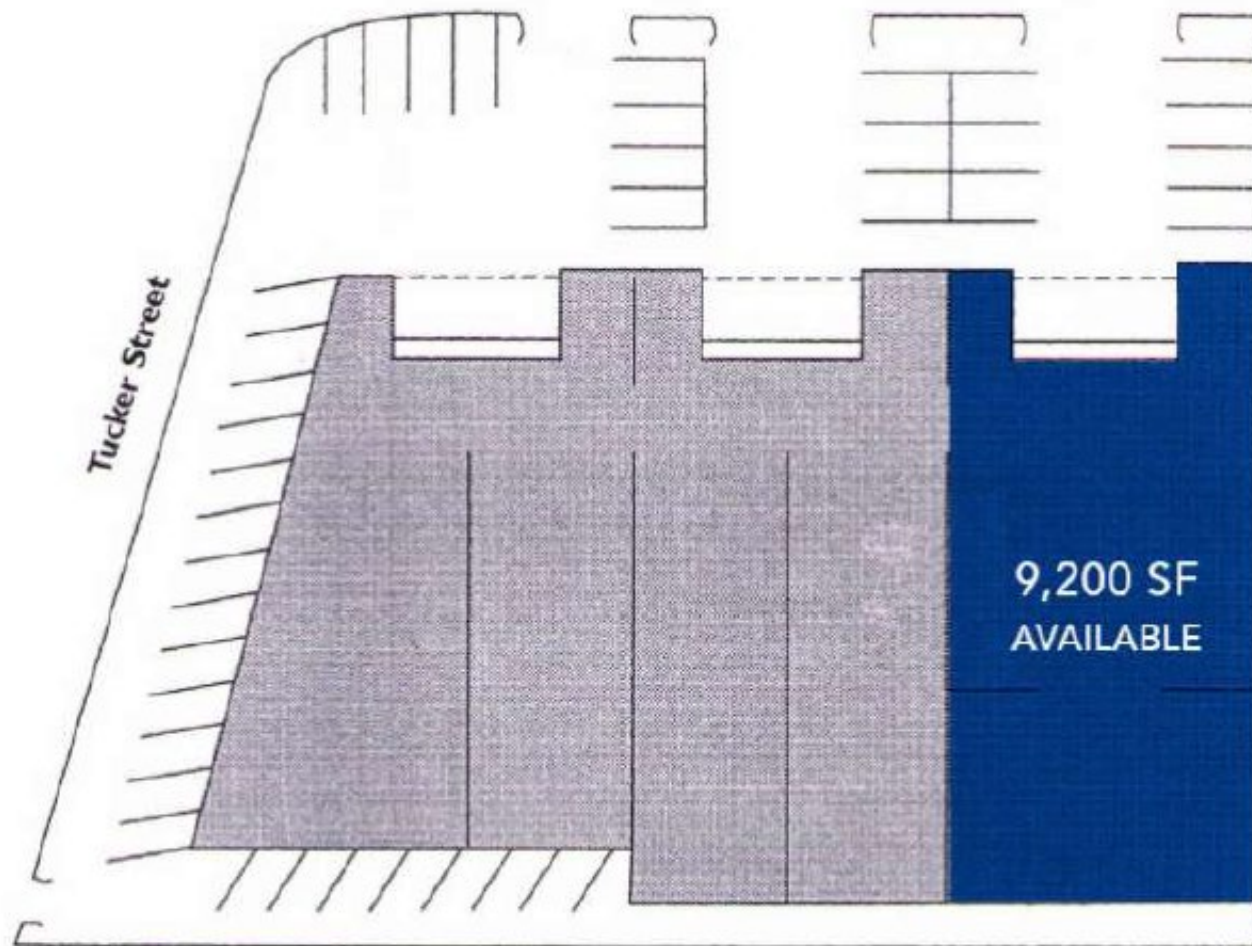
\$13.50/SF, NNN



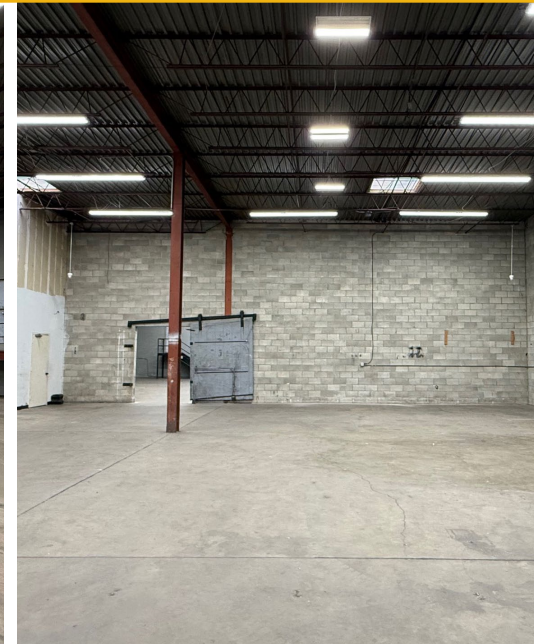
GOOGLE STREET VIEW



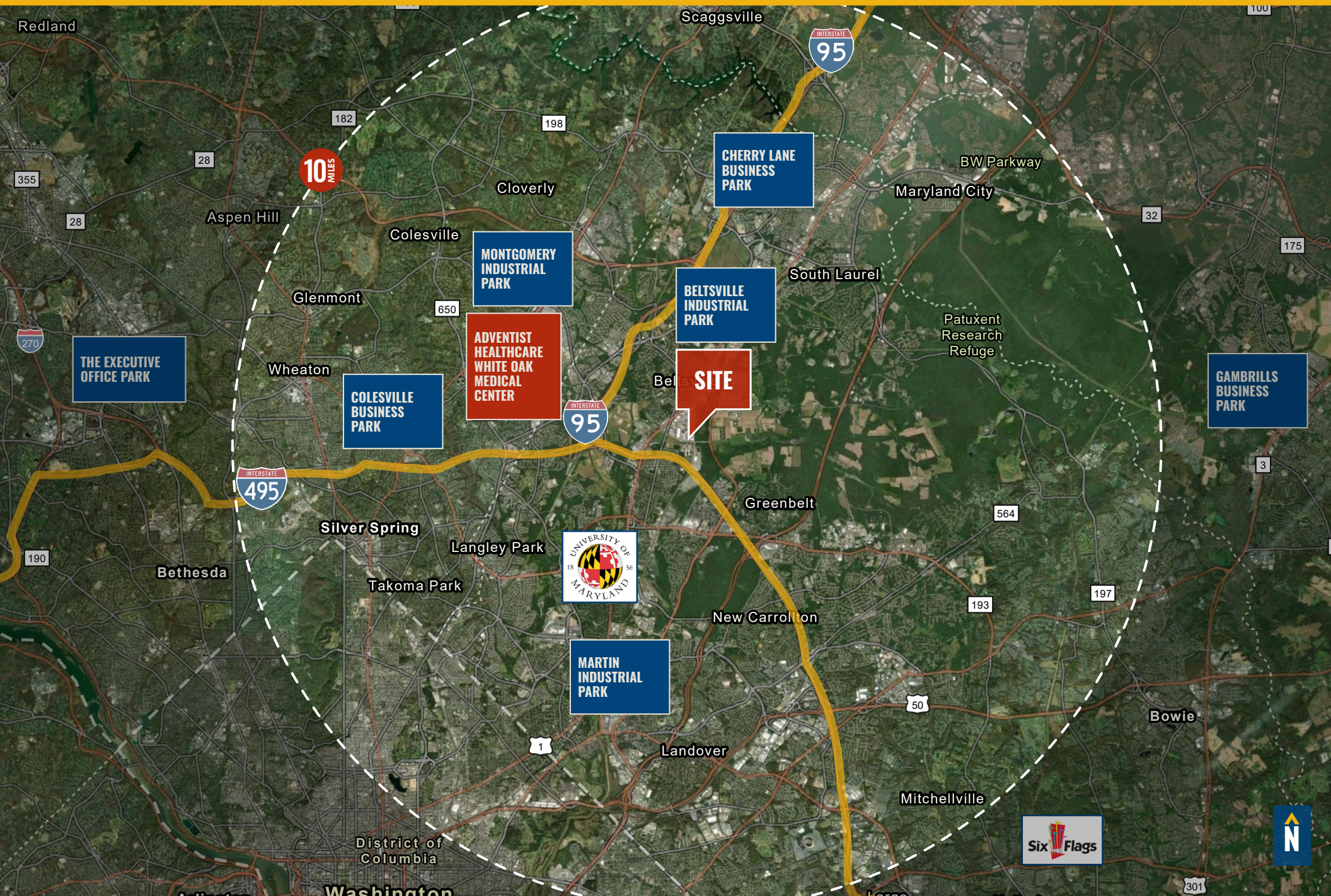
FLOOR PLAN



INTERIOR PHOTOS



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



6,075

78,881

326,534

DAYTIME POPULATION



11,056

92,121

322,244

AVERAGE HOUSEHOLD INCOME



\$124,206

\$113,014

\$117,147

NUMBER OF HOUSEHOLDS



2,044

29,002

108,066

MEDIAN AGE



35.8

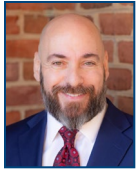
33.9

34.0

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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