

FOR SALE

3807 Bunker Hill Road, Brentwood, MD 20722

RARE OPPORTUNITY TO OWN WAREHOUSE / FLEX SPACE WITH A PRIVATE & GATED SECURED LOT

Building Highlights

- Approximately ~2,200* sq/ft of flex/office/warehouse
- Gated driveway / secure outdoor parking & yard
- Basement Storage / High Ceilings 1st FL
- Zoned: [NAC](#) / Various Permitted Uses, [see table here](#)
- Valid Use & Occupancy Permit
- Well maintained & recently reconditioned roof
- New Operating Systems (HVAC / Fixtures)
- Heavy 3-Phase Power
- Multi-tenant possibility with 2 main entrances

Offering Summary

- Price: \$995,000
- Building: 50% Office / 50% Flex
- Land Area: 8,550 sq/ft

- *Does Not Include Basement



Langdon D. Hample

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Interior Office & Flex Warehouse



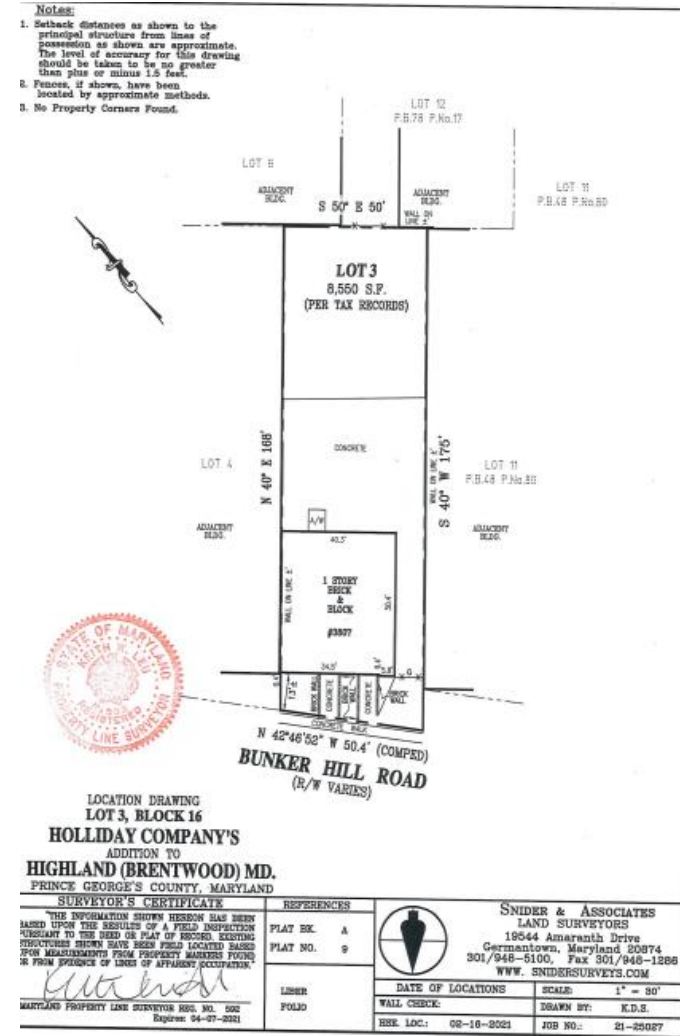
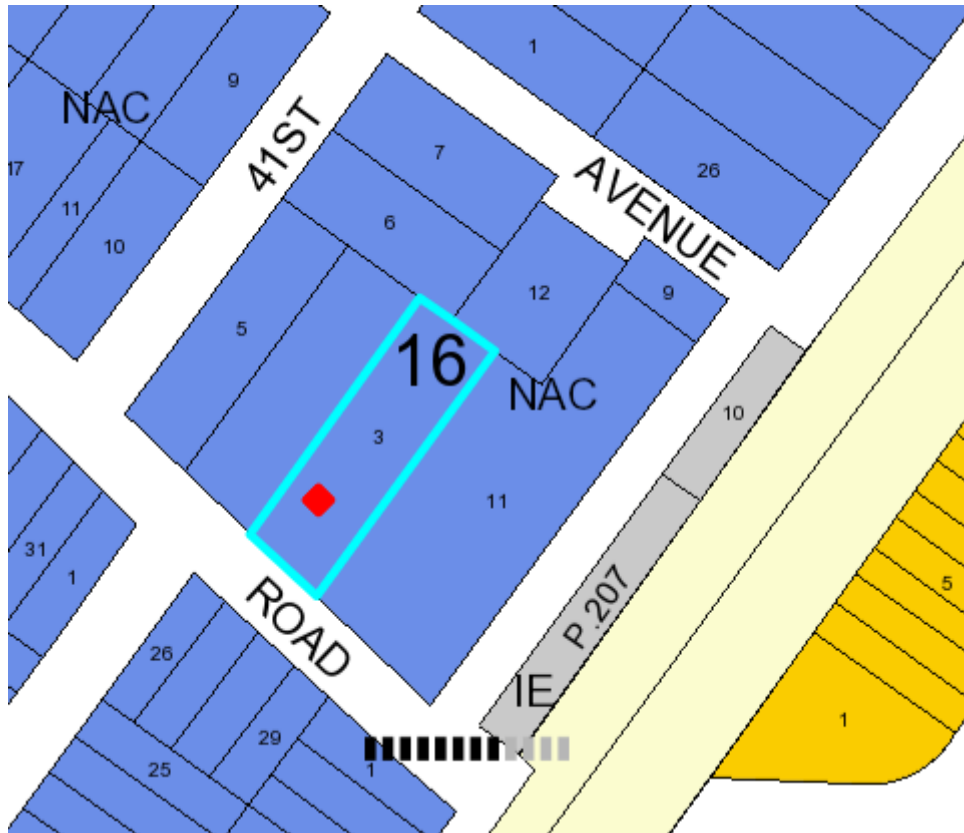
Exterior Secure Storage Yard & Parking Area



Interior Office / Updated & Conditioned



Zoning Map & Recent Survey



Aerial

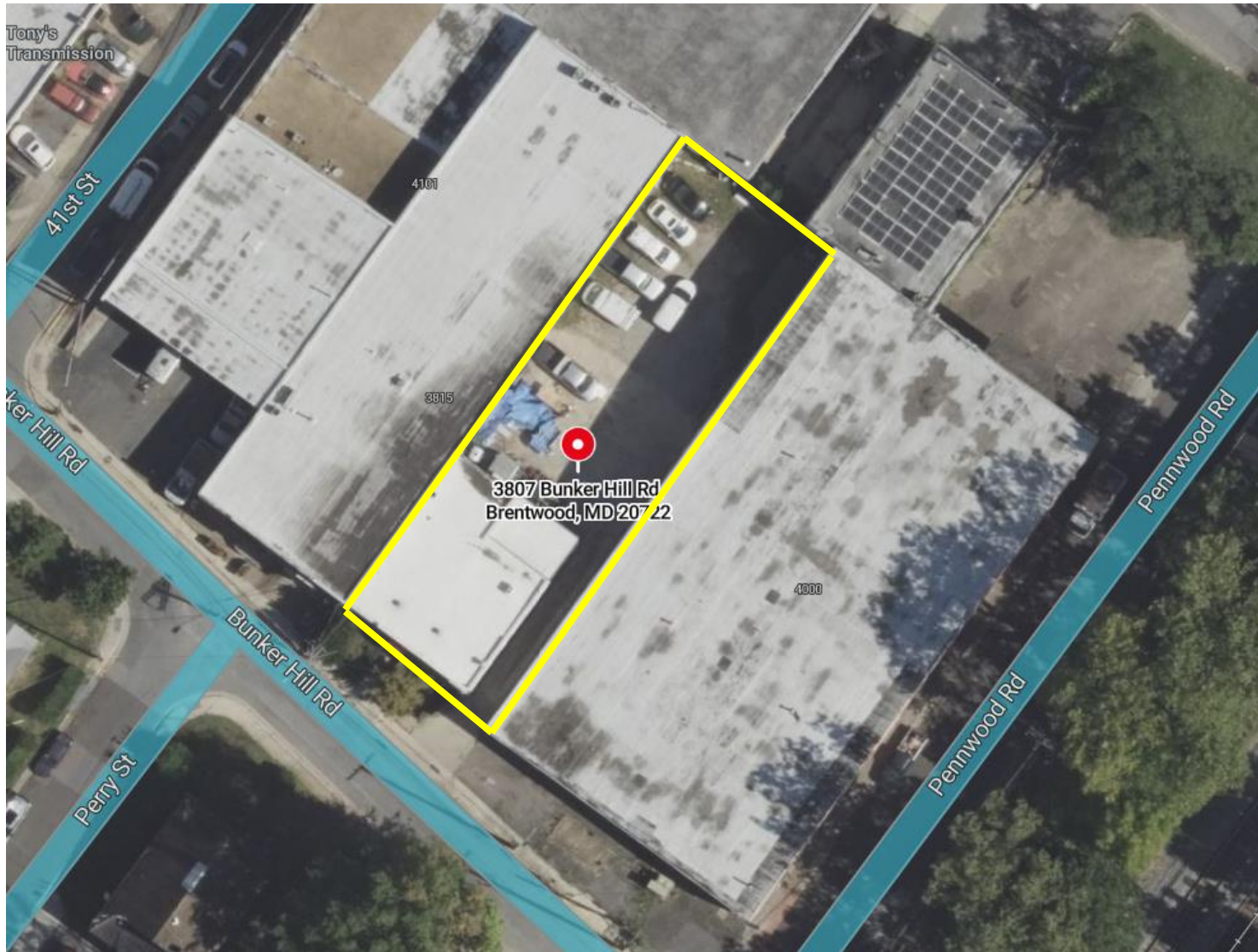


Exhibit Reference Links

Information on Opportunity Zones (OPZ):

- [OPZ Map](#)
- [OPZ Tax Credits & Economic Incentives](#)

Additional Resources:

- [SDAT MD Real Property Search](#)
- [PG County New Zoning Comparison Map](#)
- [PG Atlas](#)
- [PG County Traffic Count Map](#)

