

FOR LEASE

3411 Windom Rd, Brentwood, MD 20722

PROPERTY HIGHLIGHTS

- ~5,000 sq/ft warehouse available
- Ample onsite parking
- 18' Clear / Column Free
- 2 Bathrooms
- 12'x 12' Drive In Door
- 10'x 10' Rear Dock High Door
- 4' Rear Loading dock w/ Pedestrian Door
- Numerous uses permitted in newly [up-zoned I-E zoning](#)

OFFERING SUMMARY

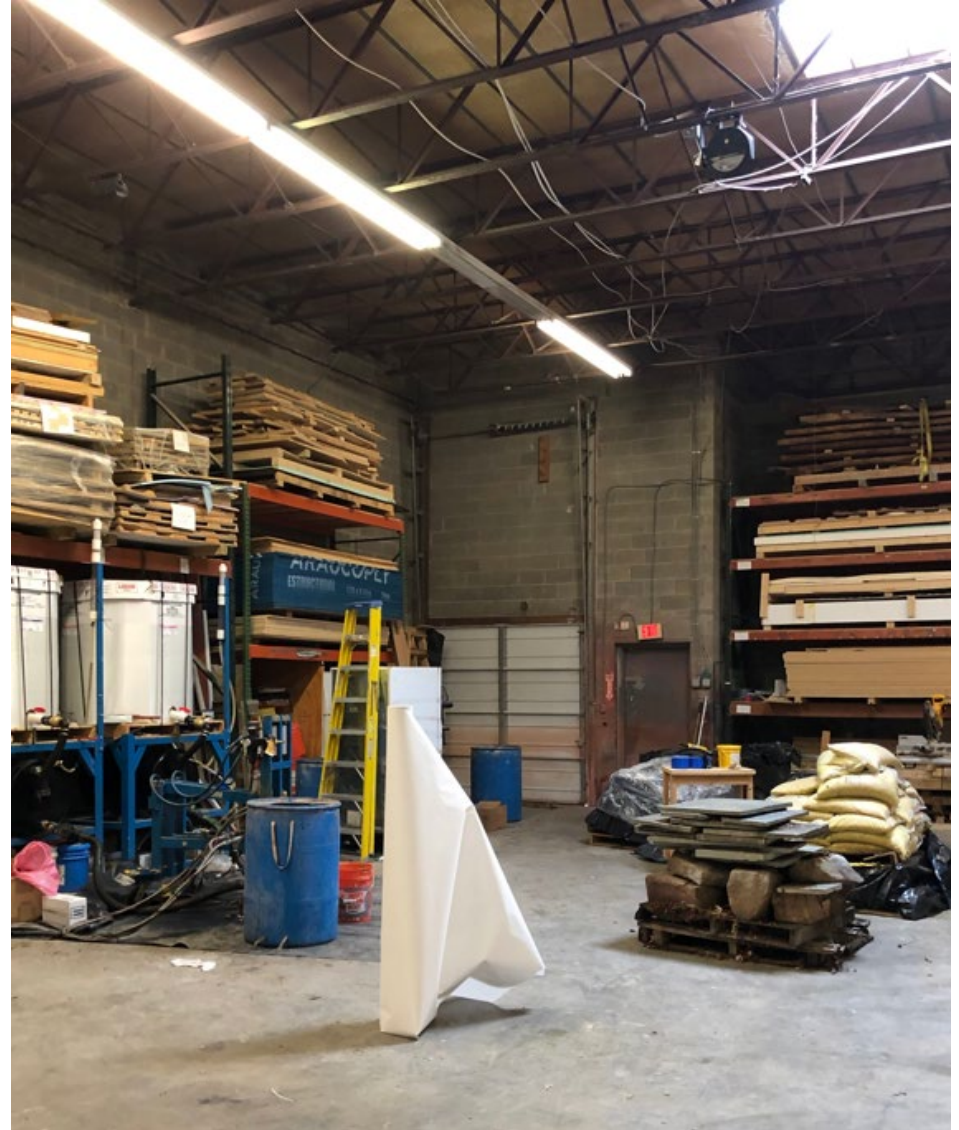
- Lease Rates: \$15 per sq/ft/yr
- Lease Type: NNN
- Estimated NNN = \$2.75 per sq/ft/yr
- Term: 5 year +



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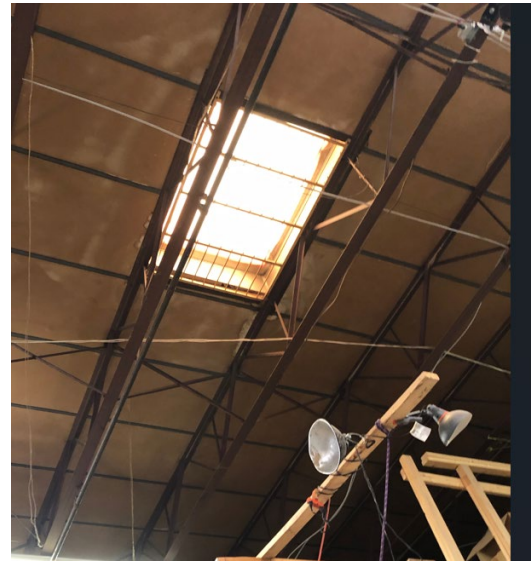
PHOTOS



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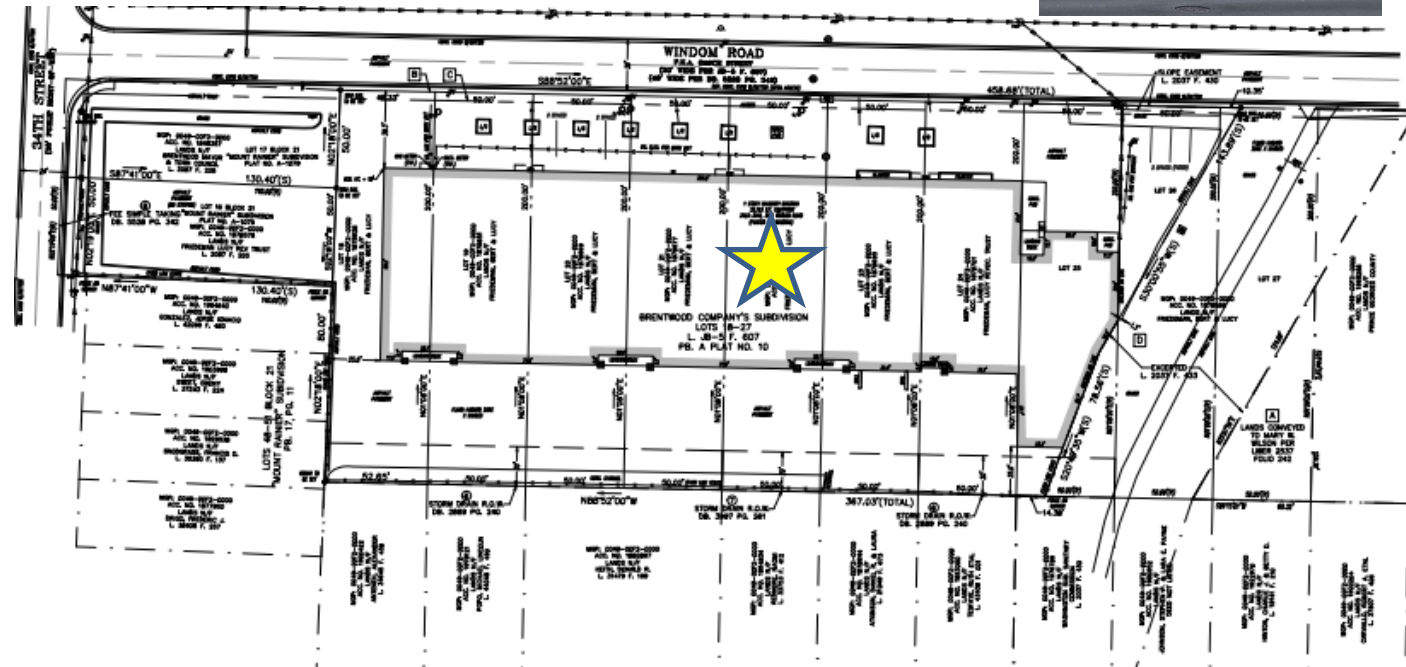
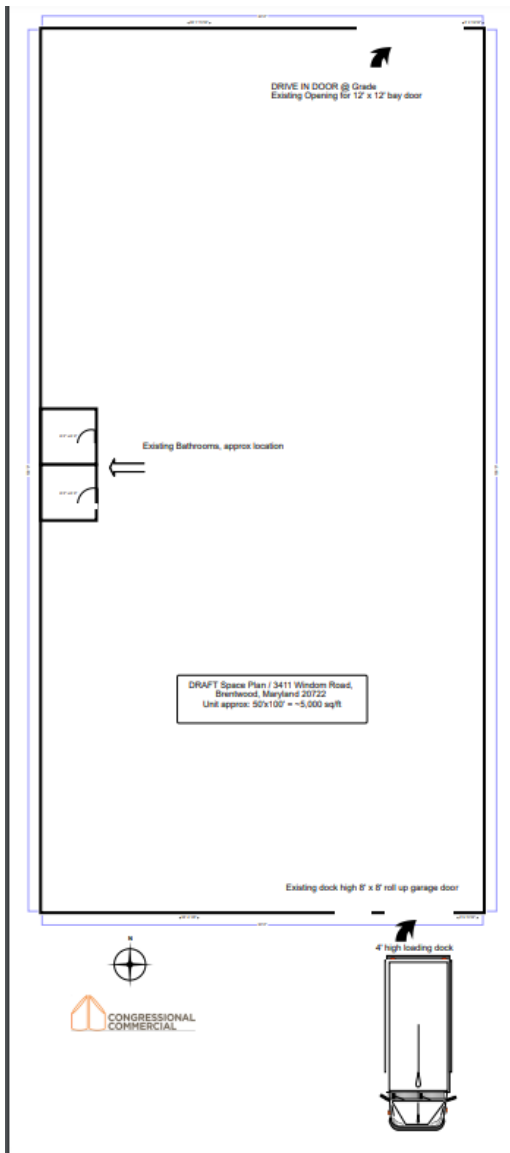
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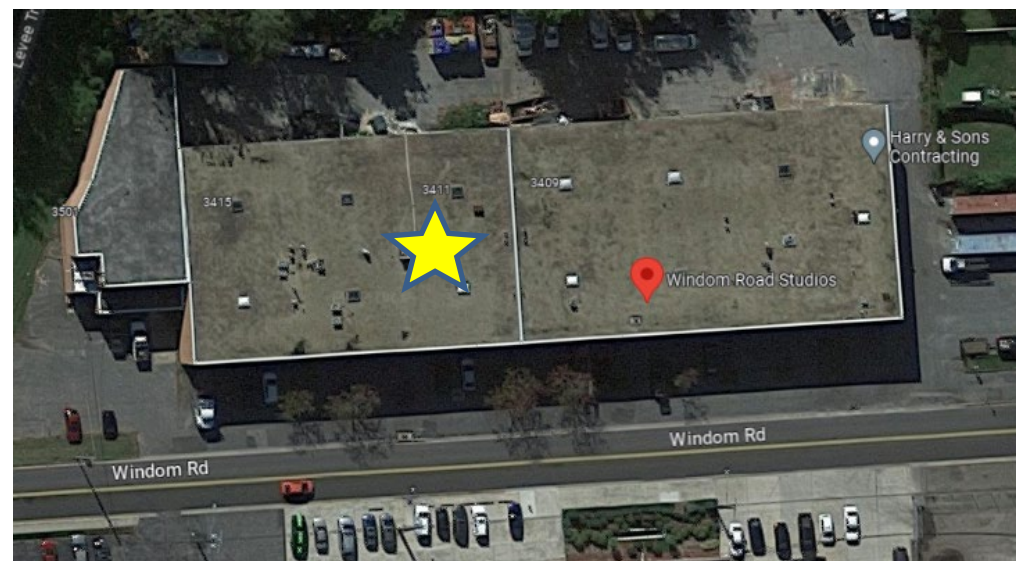
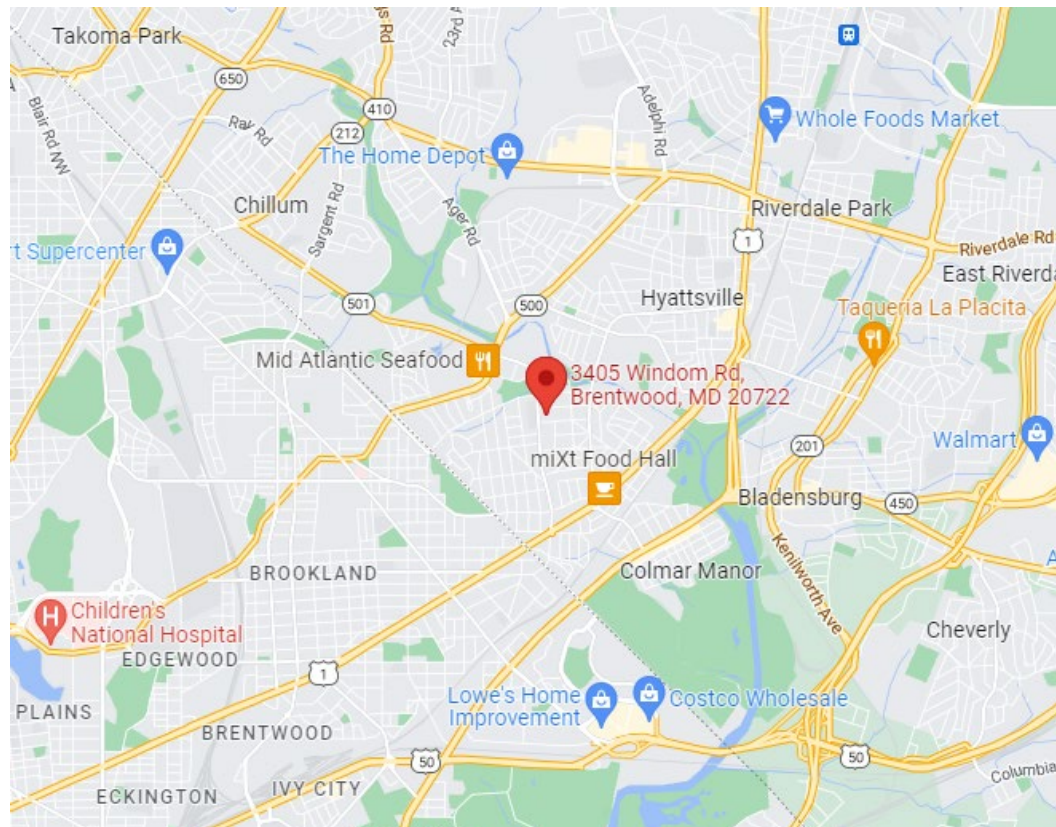
Floor Plan / Survey



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AERIAL MAP



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Opportunity Zone Map / Reference Links

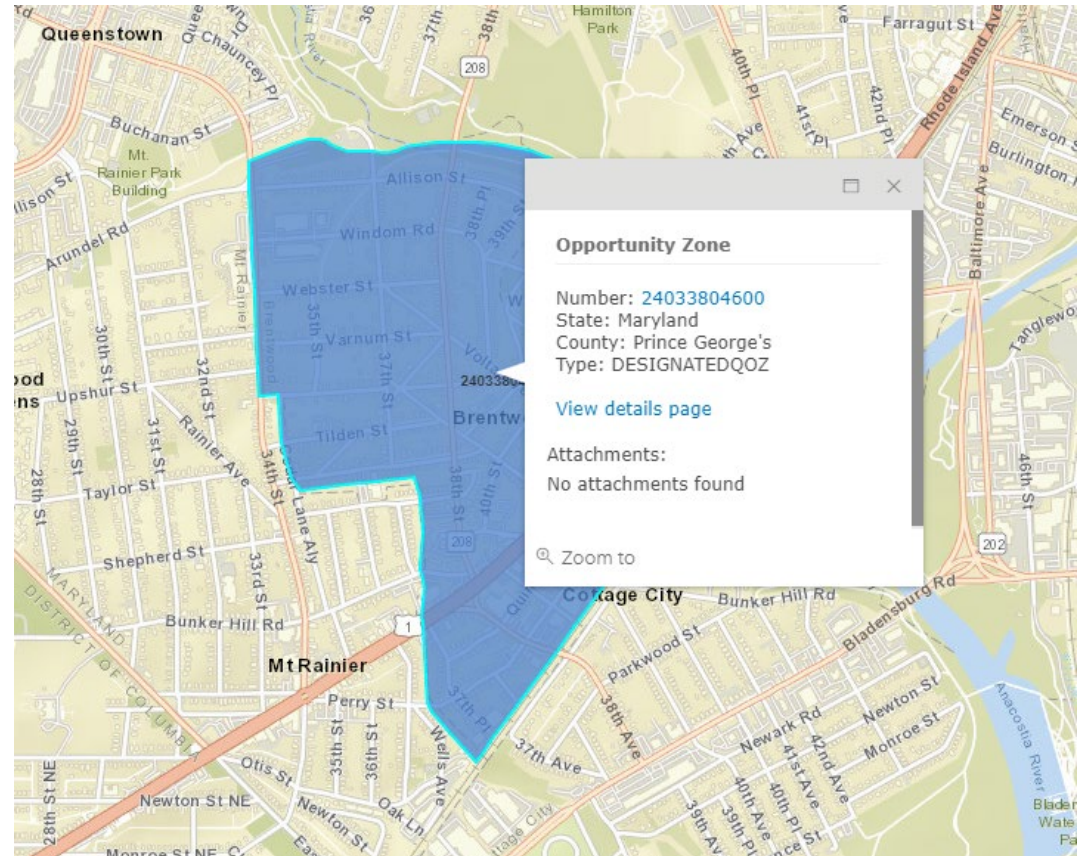
Information on Opportunity Zones:

<https://opportunityzones.hud.gov/resources/map>

<https://www.irs.gov/credits-deductions/businesses/opportunity-zones>

Additional Resources:

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



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