



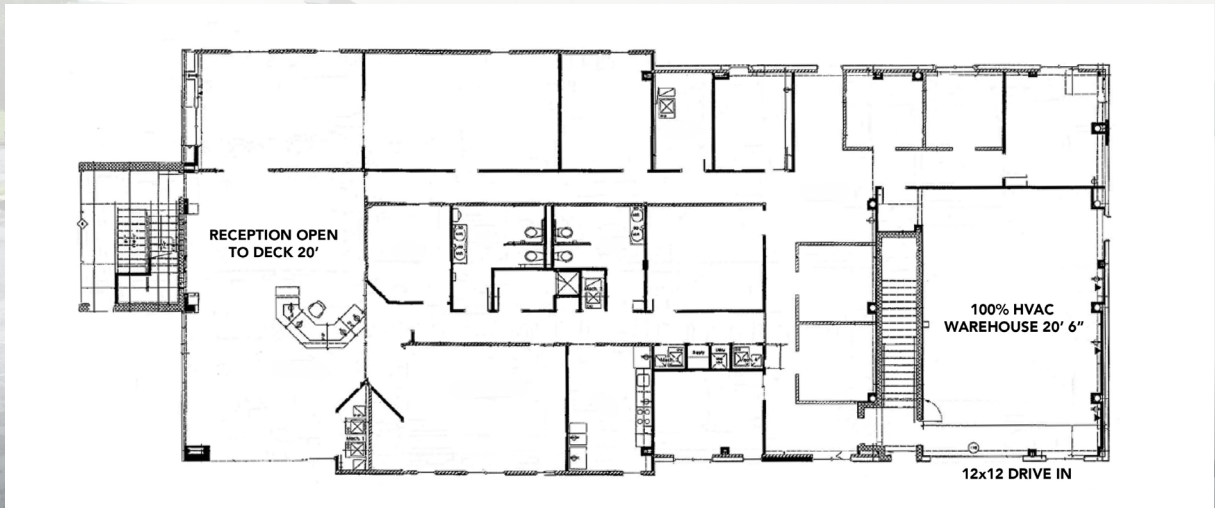
COMMERCIAL REAL ESTATE SERVICES

6339 Howard Ln, Elkridge, MD 21075
FLEX/OFFICE SPACE FOR SALE



FIRST FLOOR

6,614 SF



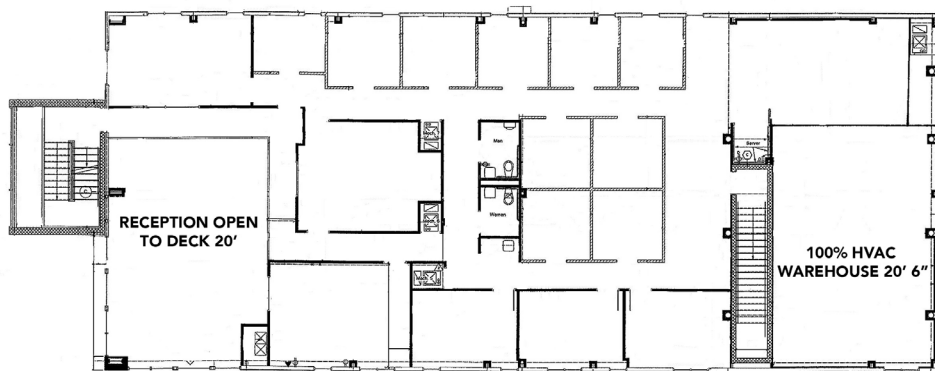
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SECOND FLOOR

5,118 SF



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WAREHOUSE

100% HVAC | 20' 6"



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OFFICE/FLEX SPACE AVAILABLE FOR SALE

Position your business in one of Central Maryland's most sought-after locations with this beautifully maintained and thoughtfully designed 11,732 square foot commercial property. The property was a complete gut renovation in 2006 by current ownership who left no detail untouched including a full sprinkler system. Ownership even proactively put steel in place to add a roof deck in the future! The building blends professional office space with fully conditioned warehouse storage functionality—ideal for a wide range of users including corporate offices, medical, or daycare.

BUILDING INFO:

- **YEAR BUILT:** 1971
- **RENOVATION:** 2006
- **ZONING:** CECLI
- **TOTAL BUILDING SIZE:** 11,732 SF

SPACE BREAKDOWN:

- **FIRST FLOOR:** 6,614 SF
- **SECOND FLOOR:** 5,118 SF

HIGHLIGHTS:

- **Custom Built-In Workstations** - Efficient, turnkey office configuration
- **Clear Height** - 20' 6"
- **Window-Lined Private Offices** - Abundant natural light throughout
- **Fully Air-Conditioned Warehouse** - Rarely available for storage or electronic assembly operations
- **12' x 12' Electric Drive-In Door** - Seamless access for loading and deliveries
- **20-Foot Reception Area** - Impressive, high-impact light filled entry experience
- **Fire Sprinkler System**
- **Potential Outdoor Play Area** - Ideal for daycare or ABA therapy uses

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