

FLEX/WAREHOUSE FOR LEASE 9005 JUNCTION DRIVE

Annapolis Junction, MD 20701

Available: 9,348 SF

Conditioned Warehouse



LISTING DATA

AVAILABLE SF: 9,348 SF
OFFICE SF: ≈1,000 SF

ECONOMIC DATA

LEASE RATE: Call For Info

PROPERTY INFORMATION

COUNTY: Howard
MARKET: Baltimore
SUBMARKET: Howard

BUILDING DATA

TOTAL BUILDING SF: 59,547 SF
YEAR BUILT: 1987
ZONING: M-2

PROPERTY HIGHLIGHTS

- Flex building
- ≈1,000 SF of Newly Constructed Office
- Adjacent to Savage MARC Station
- 18' Clear Height
- 38"w x 38"d
- M-2 Zoning
- (277/480 3 Phase, 4 Wire)
- Close Proximity to Fort Meade, Rt. 32,
- I-95 and I-295
- Strategic Location in the Baltimore Washington Corridor
- 100% Air Conditioned

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

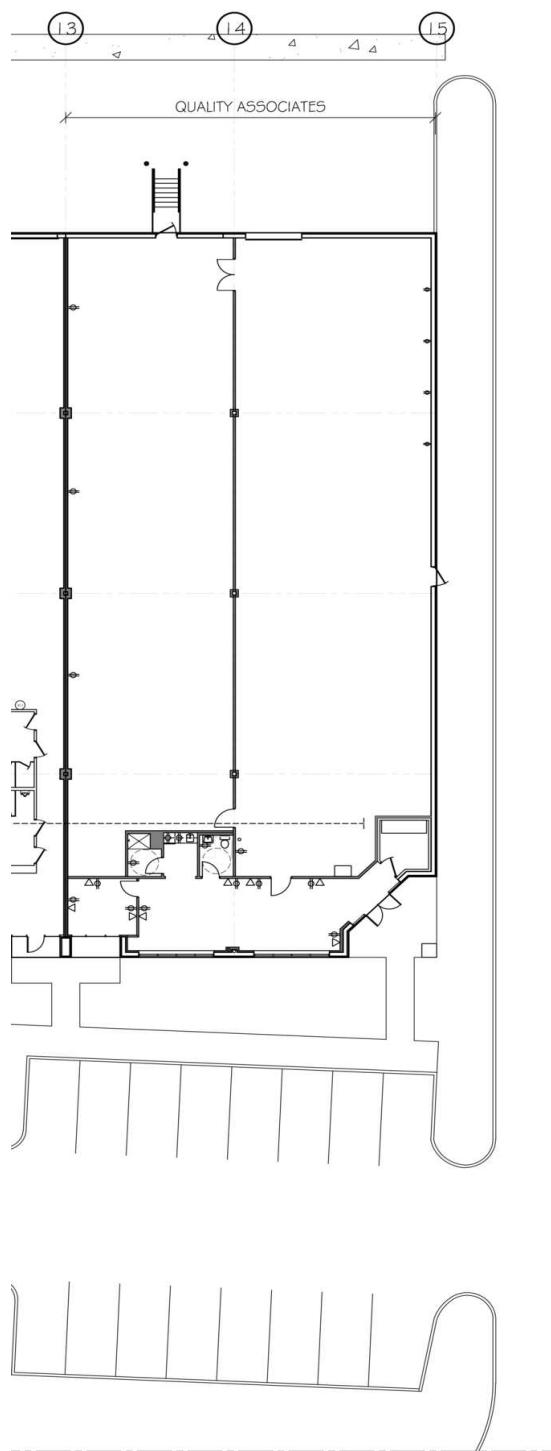
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COMMERCIAL REAL ESTATE SERVICES



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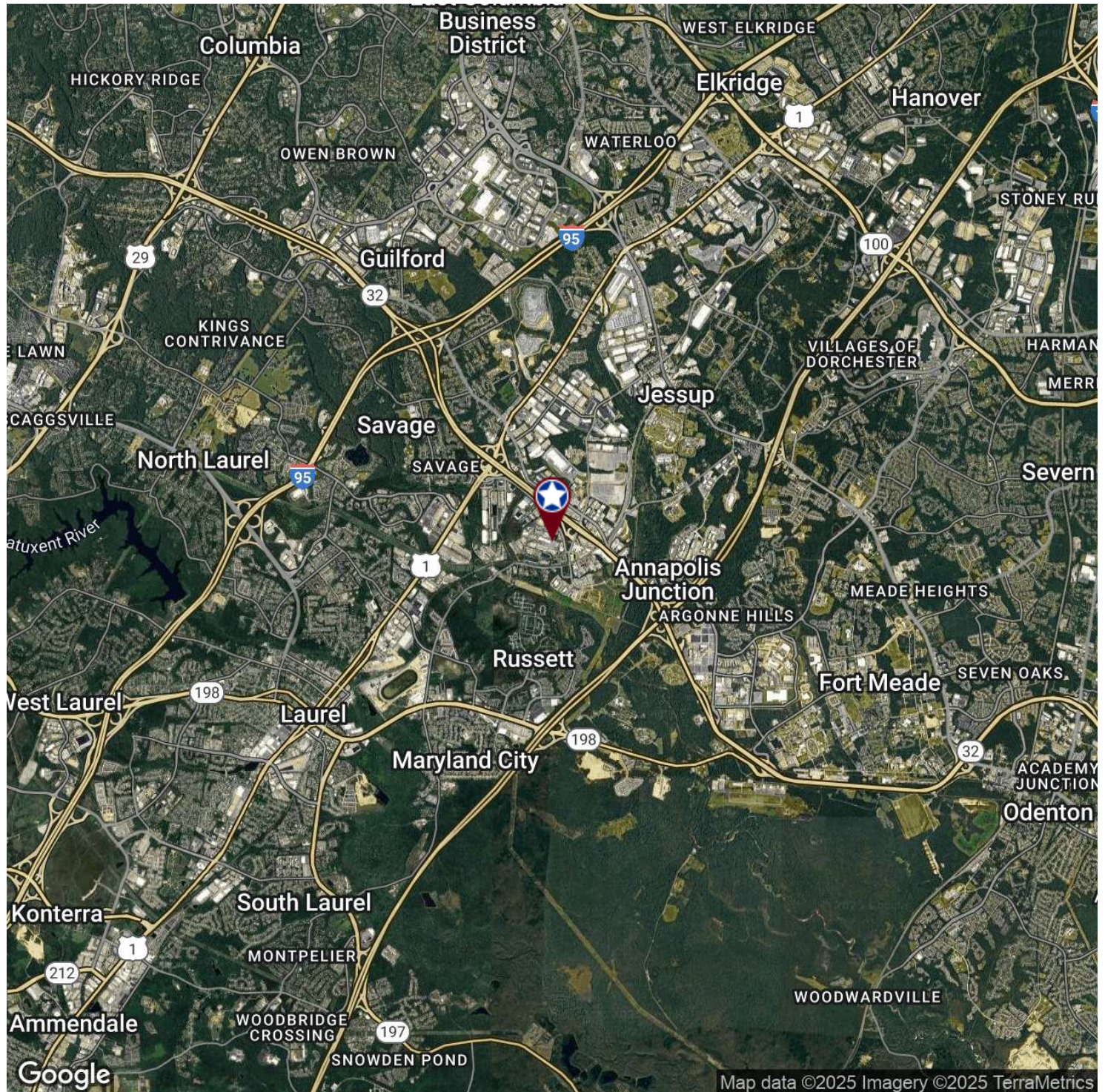
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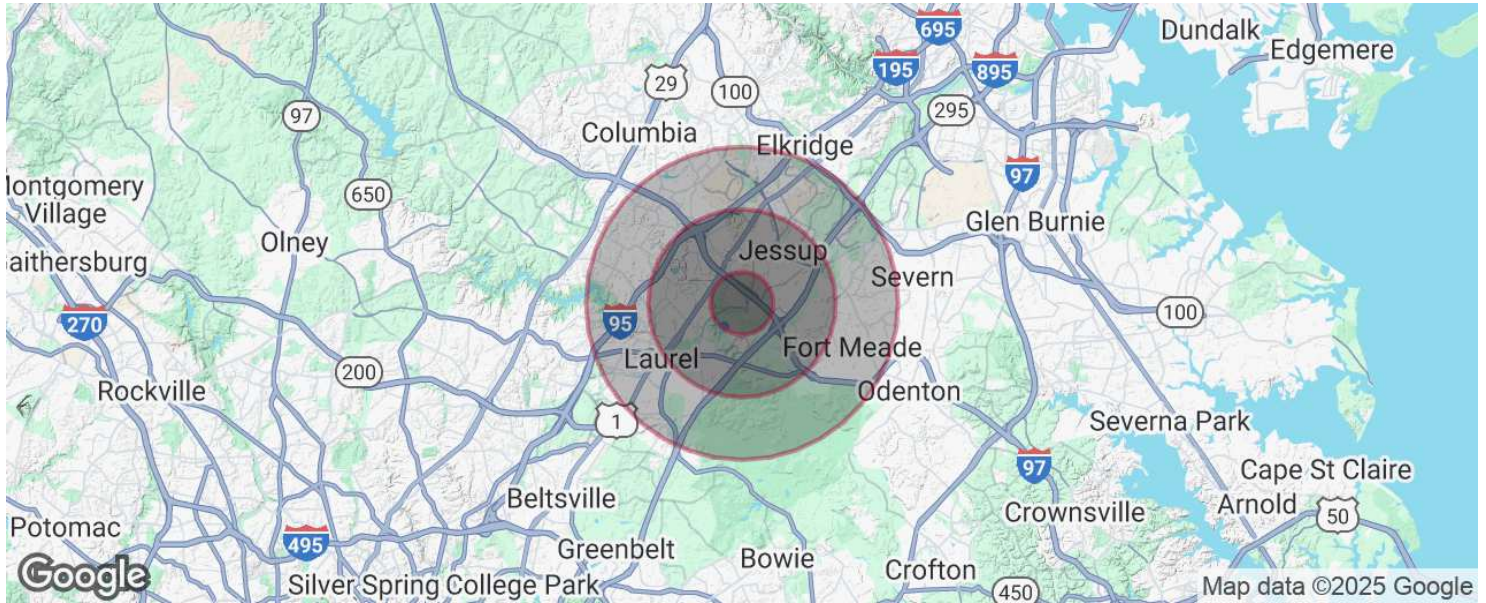
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,656	51,096	143,862
Median age	33.1	32.0	32.8
Median age (Male)	32.7	30.7	31.4
Median age (Female)	33.2	33.7	33.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,289	16,730	50,314
# of persons per HH	2.5	3.1	2.9
Average HH income	\$103,609	\$94,307	\$91,728
Average house value	\$378,424	\$356,210	\$367,416

* Demographic data derived from 2020 ACS - US Census

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