



2 CREAMERY WAY

2 CREAMERY WAY EMMITSBURG, MD 21727



FOR LEASE

AVAILABILITY

14,650 SF Total

- 11,405 SF Warehouse
- 3,245 SF Office

Free standing industrial property with secured outdoor storage.

\$14/NNN

KENNETH FELLOWS

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KEIRY MARTINEZ

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PROPERTY HIGHLIGHTS

This industrial property is comprised of warehouse space and is equipped with front office space that is usable for tenants. Conveniently located only 0.2 miles off Rt. 15, this property provides easy access to Rt.15, I-70, and I-270.

- 11,405 SF Warehouse
- 3,245 SF Office
- 4.41 Acres fenced yard with pole barn

WAREHOUSE		
Building Size	14,650 SF	11,405 - Warehouse 3,245 - Office
Water	City	
Sewer	City	
Gas	Natural	
Power Supply	Phase 3	
Drive Ins	7 Total	
Zoning	Industrial Park (IP)/ Light Industrial, Town of Emmitsburg	

AMENITIES
Outdoor Storage Space
Fenced Lot
Shallow Bay
Mezzanine

FLOOR PLAN

2 CREAMERY WAY

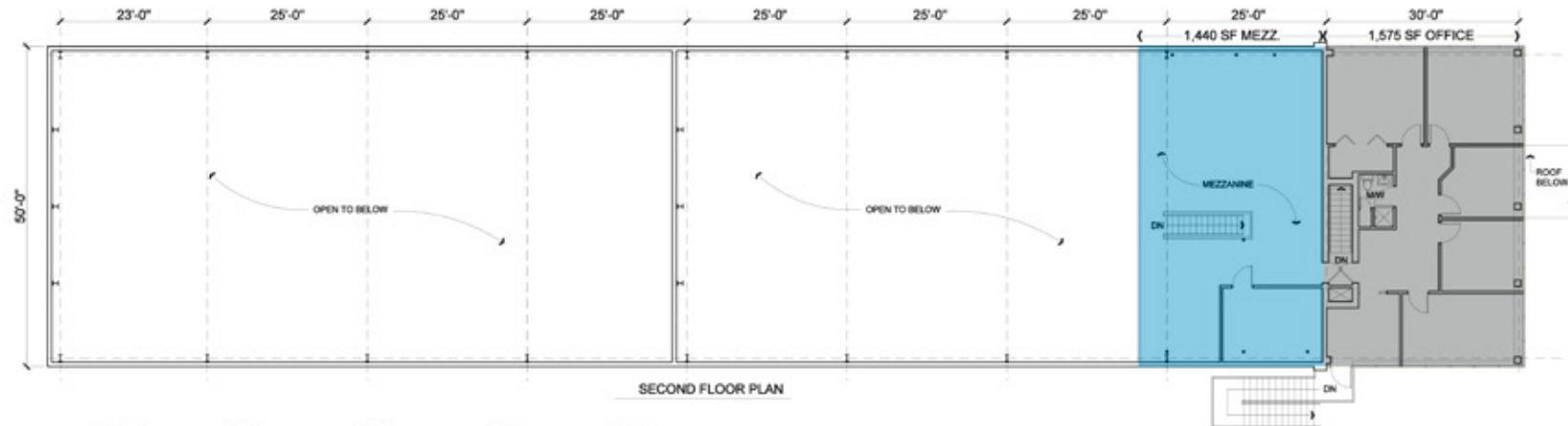
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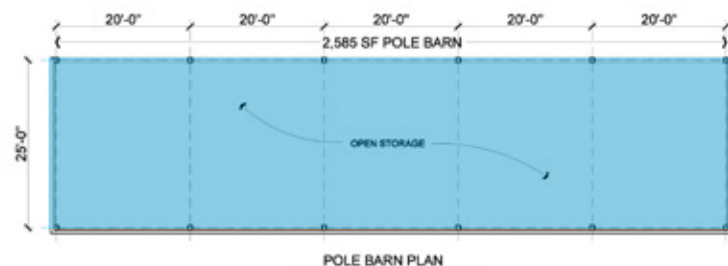
First Floor



Second Floor



Pole Barn



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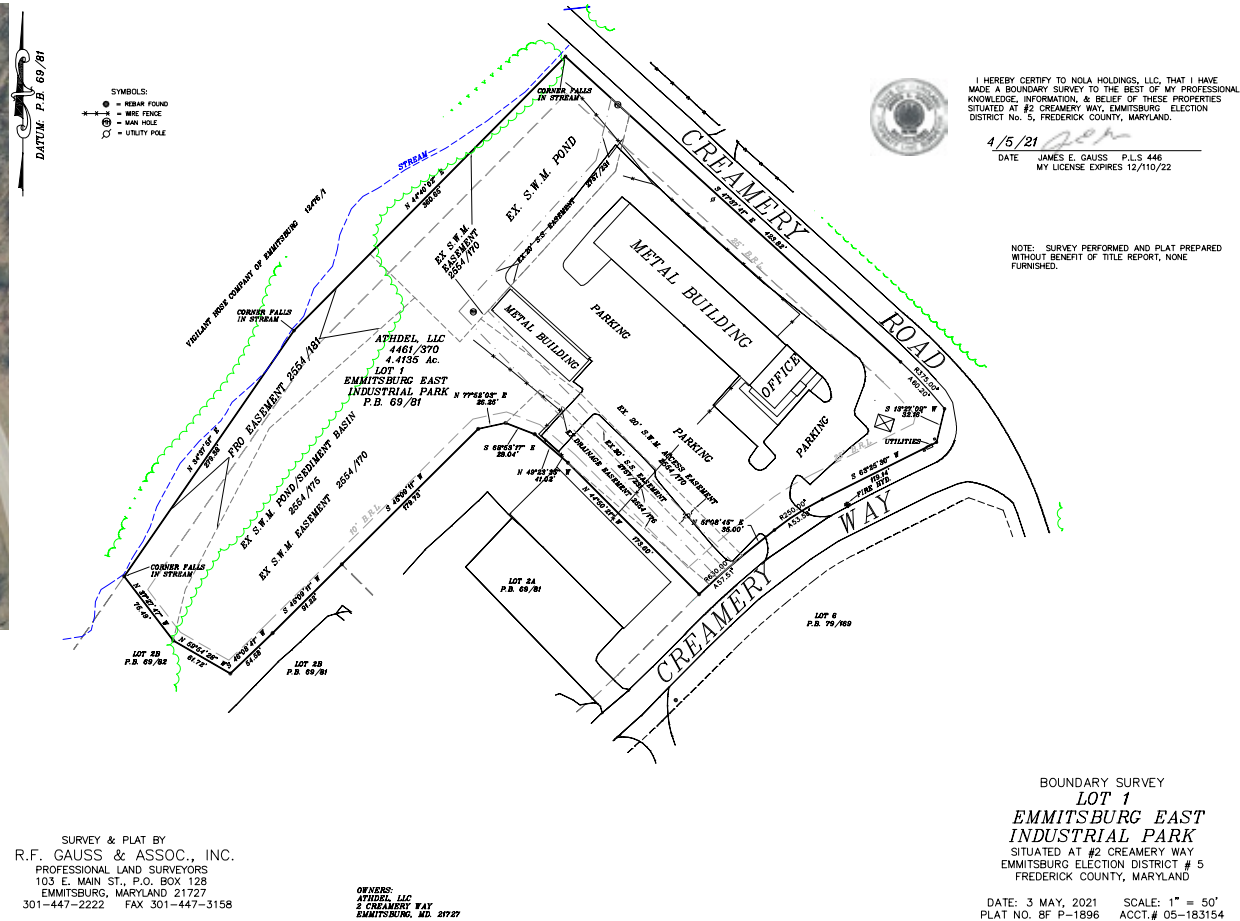
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LAND

Land Acres: 4.41 AC

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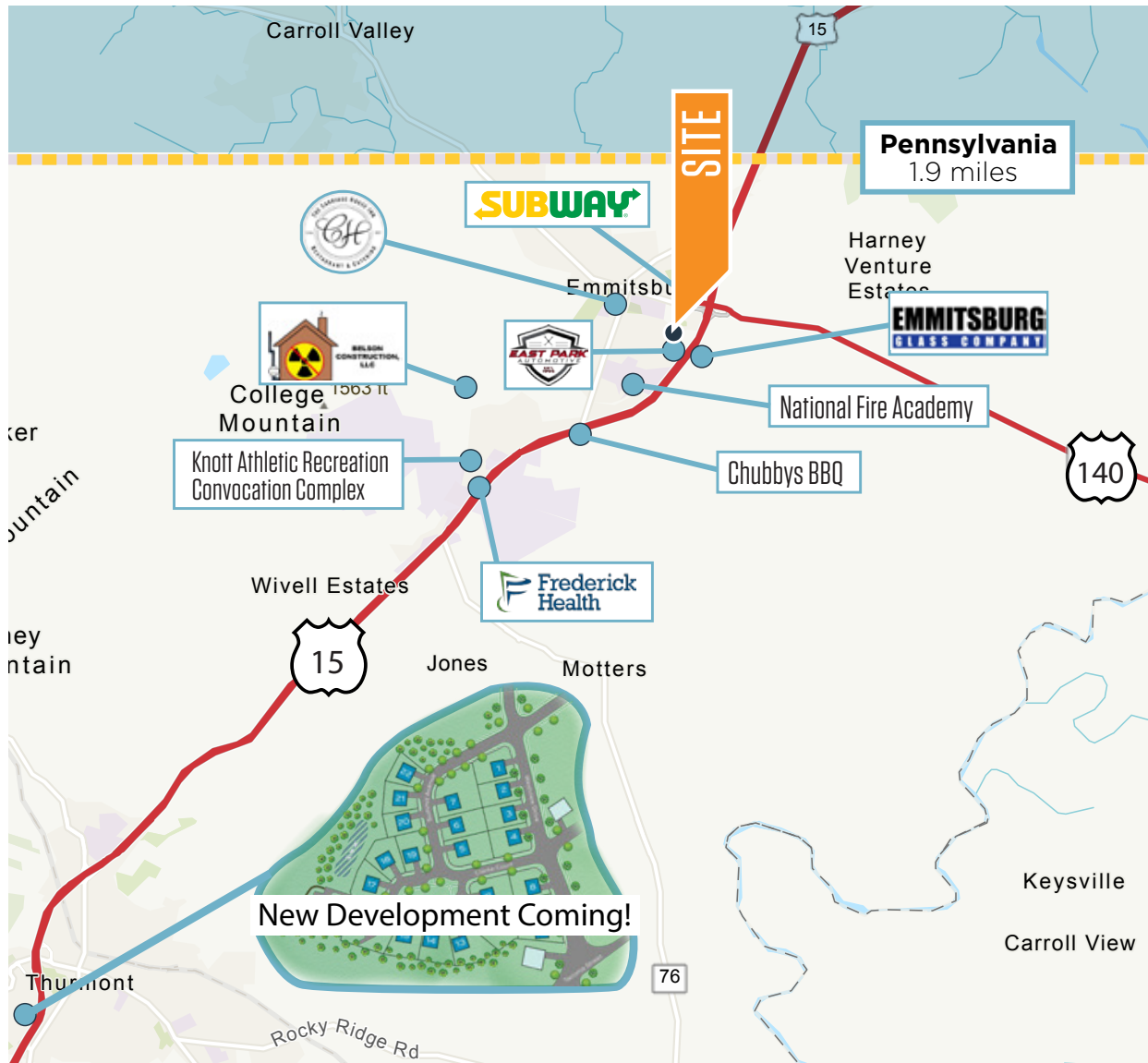
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Transportation

Distance to Highway

Route 15	0.2 miles
Route 40	8.6 miles
I-70	25 miles
I-270	25 miles
I-81	34 miles

Commuter Rail

MARC Station	24.7 miles
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Airport

Fredrick Municipal	24.1 miles
Hagerstown Regional	27.3 miles
Baltimore/Washington International	57.4 miles
Dulles International	64.8 miles
Ronald Reagan Washington	73.7 miles

Distance to Cities

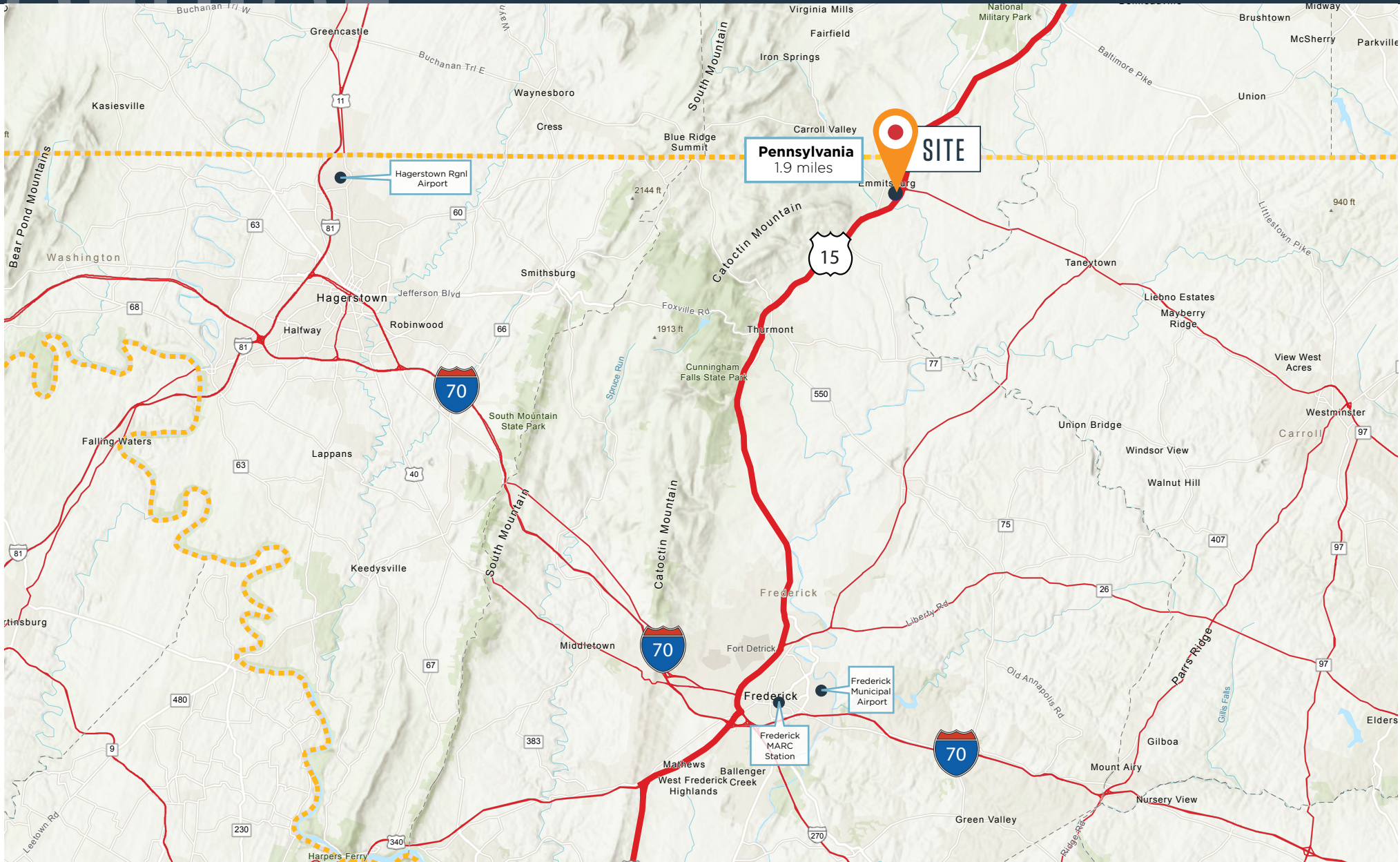
Pennsylvania	1.9 miles
Frederick	17 miles
Hagerstown	23 miles
Baltimore	45 miles
Washington, DC	62 miles

AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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