

# FOR RENT

## 154 K Lafayette Avenue, Laurel MD Commercial Warehouse Condominium

City of Laurel zoning I-CS (light industrial)

Contact Doris: [doris.bw@aol.com](mailto:doris.bw@aol.com)

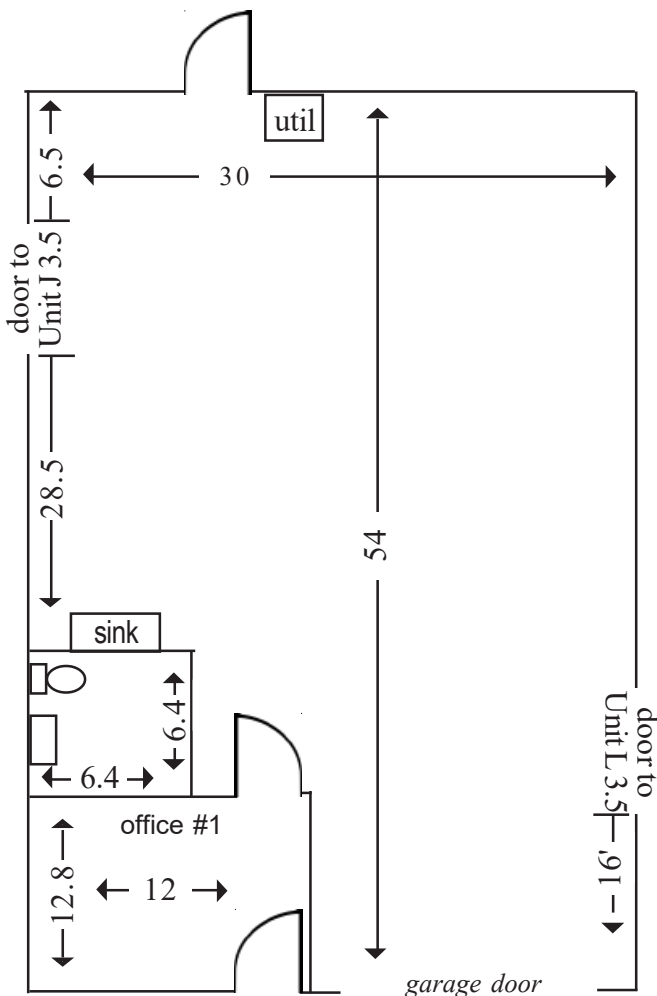
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**EXCELLENT SPACE FOR SMALL PRODUCTION COMPANY OR OFFICES!**

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### Size & Specs\*

Overall approx. 1600 sq. ft.  
10'h x 12w' Overhead Bay Door (drive-in level)  
12 ft. Ceilings (insulated metal roof)  
New water heater installed 2019  
All brick & block construction  
5-Inch reinforced concrete floors  
2 Dedicated parking spaces  
Skylight in Warehouse

### Utilities

Gas Heat *and* Air Conditioned Warehouse  
Electric Wall Heat and Air Cond in front office  
Dumpster Usage Included  
Comcast Internet Available

### Rent & Term \$2,564.00

Includes current condo fee and property taxes  
Minimum 2-year term  
Deposit required: 1st month rent and  
2 month's security deposit

Available January 1, 2025

**AVAILABLE TO RENT WITH UNIT L FOR A TOTAL OF APPROX 3,300 SF**

Amenities: Convenient access to B/W Parkway, Route 1, Route 200, Route 32, and I-95  
Laurel is halfway between Washington, D.C., and Baltimore, Md.  
Amtrak station 3/10ths of a mile on Lafayette

City of Laurel Zoning does NOT permit Automotive Facilities or Houses of Worship  
\*drawing not to scale . . . . . all measurements are approximate . . . . . no outdoor storage allowed