



FLEX/LABORATORY BUILDING

4030 GILL AVENUE | HAMPSTEAD, MARYLAND 21074

FOR
SALE



PROPERTY OVERVIEW

HIGHLIGHTS:

- 16,200 SF \pm flex/laboratory building (2 stories)
 - » 1st Floor: Warehouse and lab space
 - » 2nd Floor: Office and lab space
- Highly specialized lab equipment could convey with the property
- One (1) dock high loading door serving truck court in rear of building
- Walkable to the restaurants and amenities of Hampstead's Main Street
- Ideal for lab acquisition candidates, lab users and/or light industrial users

BUILDING SIZE:	16,200 SF \pm (2 STORIES)
LOT SIZE:	1.09 ACRES \pm
LOADING:	1 DOCK HIGH DOOR
SPRINKLERS:	WET
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)



AERIAL



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:



0.1 MILES
1 MIN. DRIVE



9.9 MILES
14 MIN. DRIVE



11.0 MILES
15 MIN. DRIVE



34.5 MILES
38 MIN. DRIVE



35.4 MILES
40 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD

29.1 MILES
40 MIN.

WASHINGTON, DC

63.6 MILES
1 HR. 20 MIN.

PHILADELPHIA, PA

123.0 MILES
2 HRS. 0 MIN.

RICHMOND, VA

177.0 MILES
3 HRS. 0 MIN.



INDUSTRIAL/BUSINESS PARK

RETAIL CENTER

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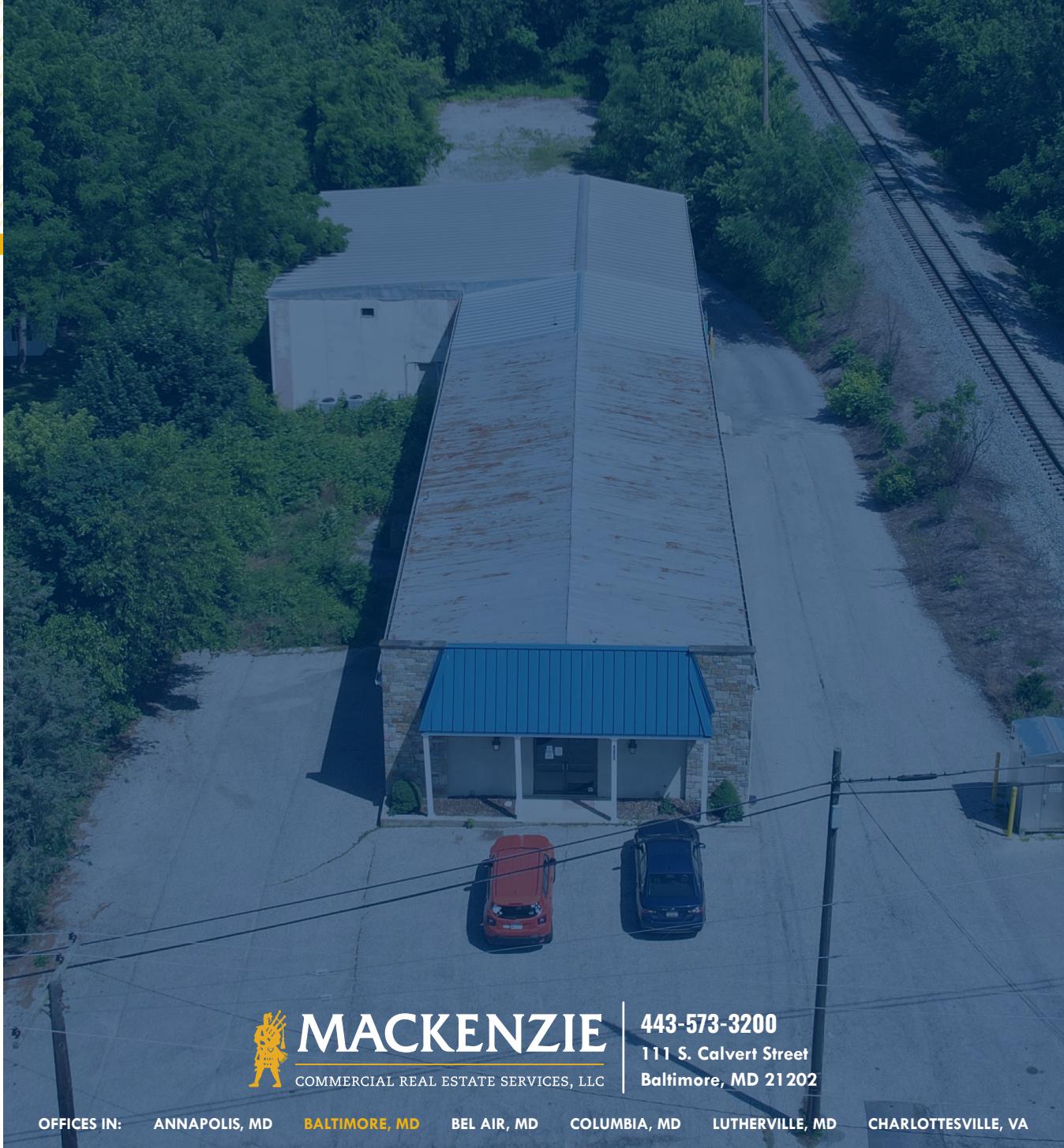


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VISIT [PROPERTY PAGE](#) FOR MORE INFORMATION.



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