



## 1,600 SF – FLEX / RETAIL SPACE AVAILABLE FOR LEASE

227 Gateway Drive • Bel Air, Maryland 21014

*Great access to Rt-1 Veterans Memorial Highway*



**\$15.50 /SF Triple Net (NNN)**



### PROPERTY HIGHLIGHTS

- 1,600 SF flex / retail suite
- On-grade roll-up doors
- Generous on-site parking (5/1,000 ratio)
- Last suite available — act quickly
- Self-contained with private bathroom
- Individually metered electric

### LOCATION HIGHLIGHTS

- Steps from Harford Mall & Bel Air Athletic Club
- Adjacent to Target, Wegmans, ShopRite & Walmart
- Quick access to Rt-24, Rt-1 & Main Street District
- UM Upper Chesapeake Medical Center nearby
- Harford County seat — 750+ businesses in trade area
- ~30 miles from Downtown Baltimore via I-95

### FOR MORE INFORMATION CONTACT

#### **Wesley Shifflette**

Senior Associate Broker

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FOR MORE INFORMATION CONTACT:

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*Info deemed reliable but not guaranteed. Subject to verification.*

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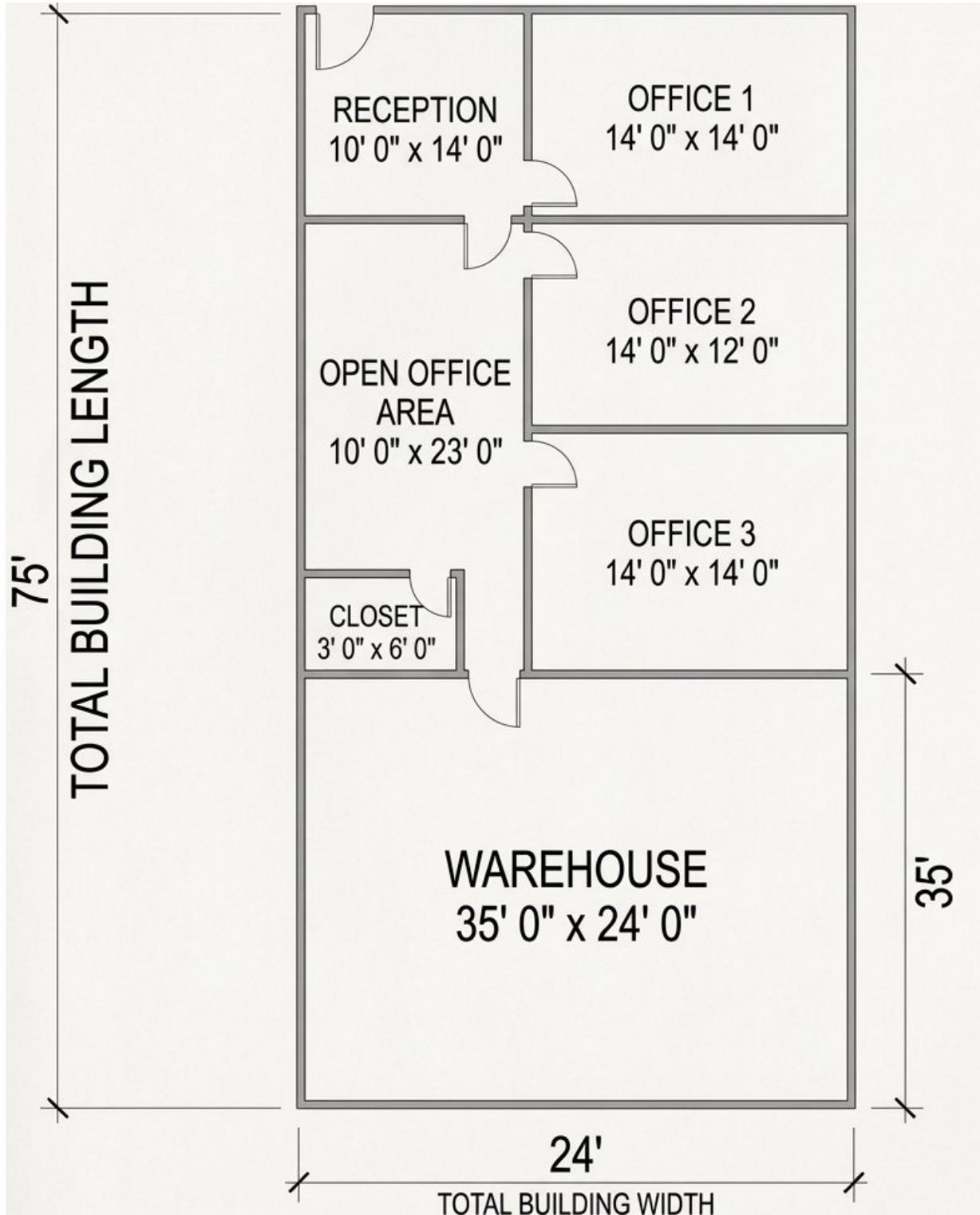
M: 410-435-4600



## SUITE G – FLOOR PLAN

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Floor plan is approximate. All dimensions should be verified by tenant.

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