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PENFED REALTY

MCNELIS  
ASSOCIATES

COMMERCIAL

# Henderson Building

22645 Van Wert Lane, Leonardtown, MD 20650

Exclusively Represented By:

**Thomas McKay**

Commercial Advisor

410 394 0990

[thomas.mckay@penfedrealty.com](mailto:thomas.mckay@penfedrealty.com)

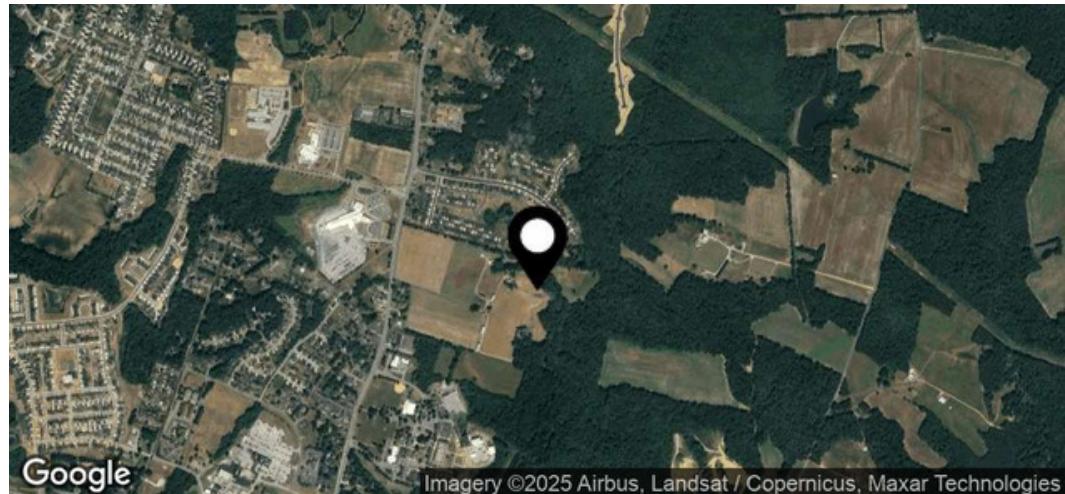
INDUSTRIAL SPACE FOR LEASE

# Henderson Building

22645 Van Wert Lane, Leonardtown, MD 20650

FOR LEASE

Property Overview



## Property Overview

Explore a premier leasing opportunity at this immaculate property in Leonardtown, MD. Boasting modern industrial/flex space, the property offers customizable floor plans, high ceilings, and ample parking for tenants and visitors. The versatile layout can accommodate a range of business needs, with options for office and warehouse space. Tenants will benefit from state-of-the-art facilities, advanced security features, and professionally managed grounds. The property's strategic location provides easy access to major highways, enhancing logistical efficiency. Experience the ideal blend of functionality and convenience at this exceptional leasing opportunity.

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Property Details

## Lease Rate

\$15.00 SF/Yr

## Location Information

|                  |                       |
|------------------|-----------------------|
| Building Name    | Henderson Building    |
| Street Address   | 22645 Van Wert Lane   |
| City, State, Zip | Leonardtown, MD 20650 |
| County           | St. Mary's            |
| Market           | Leonardtown           |
| Cross-Streets    | Fenwick Street        |

## Building Information

|                        |          |
|------------------------|----------|
| Building Size          | 4,500 SF |
| Occupancy %            | 0%       |
| Tenancy                | Single   |
| Number of Cranes       | 0        |
| Ceiling Height         | 12 ft    |
| Minimum Ceiling Height | 12 ft    |
| Number of Floors       | 1        |
| Average Floor Size     | 4,500 SF |

## Property Information

|                  |            |
|------------------|------------|
| Property Type    | Industrial |
| Property Subtype | Flex Space |
| Zoning           | Commercial |
| Lot Size         | 26,827 SF  |
| Lot Frontage     | 100 ft     |
| Lot Depth        | 75 ft      |
| Corner Property  | Yes        |
| Power            | Yes        |
| Rail Access      | No         |

## Utilities & Amenities

|               |     |
|---------------|-----|
| Gas / Propane | Yes |
|---------------|-----|

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Retailer Map



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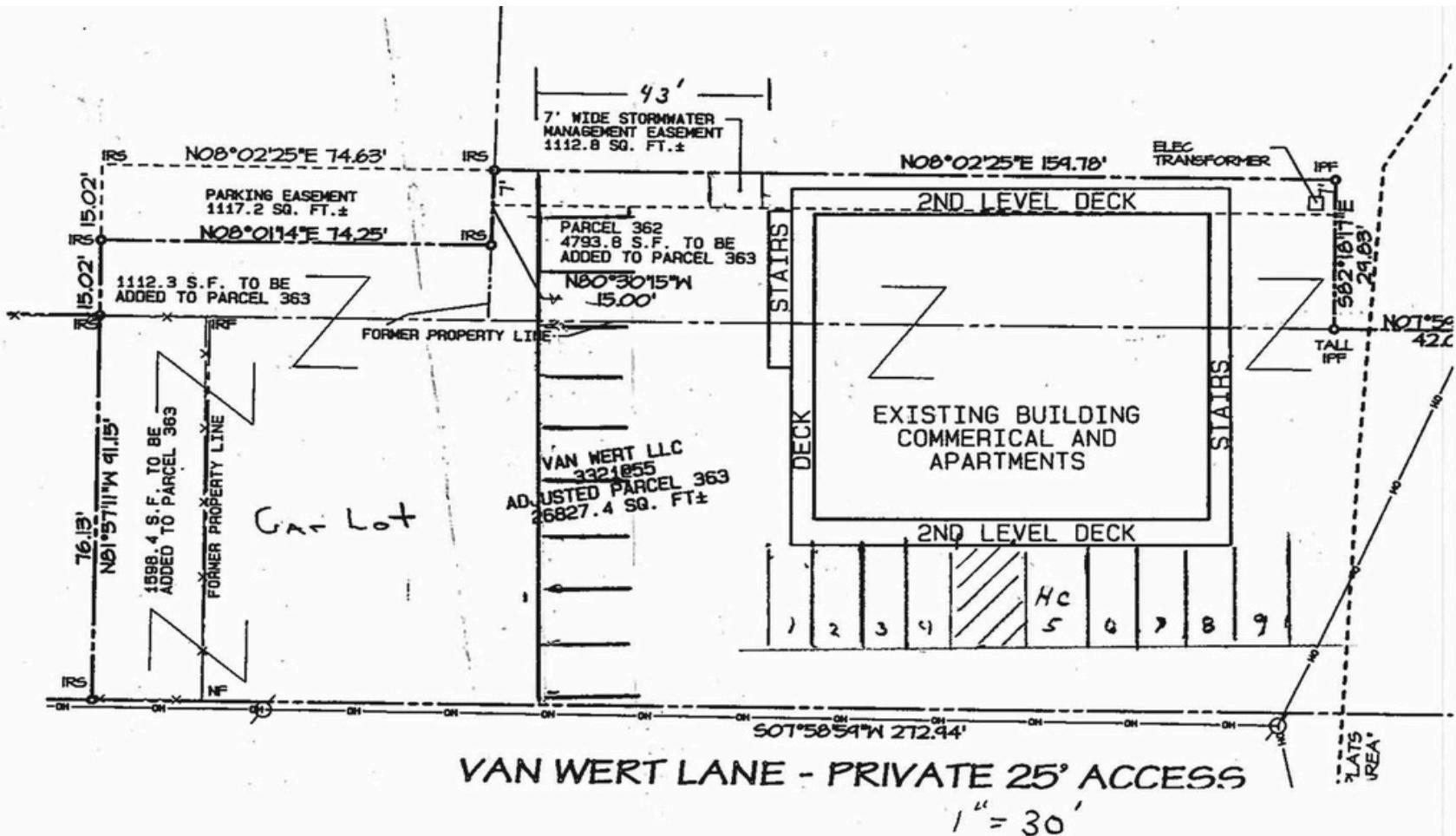
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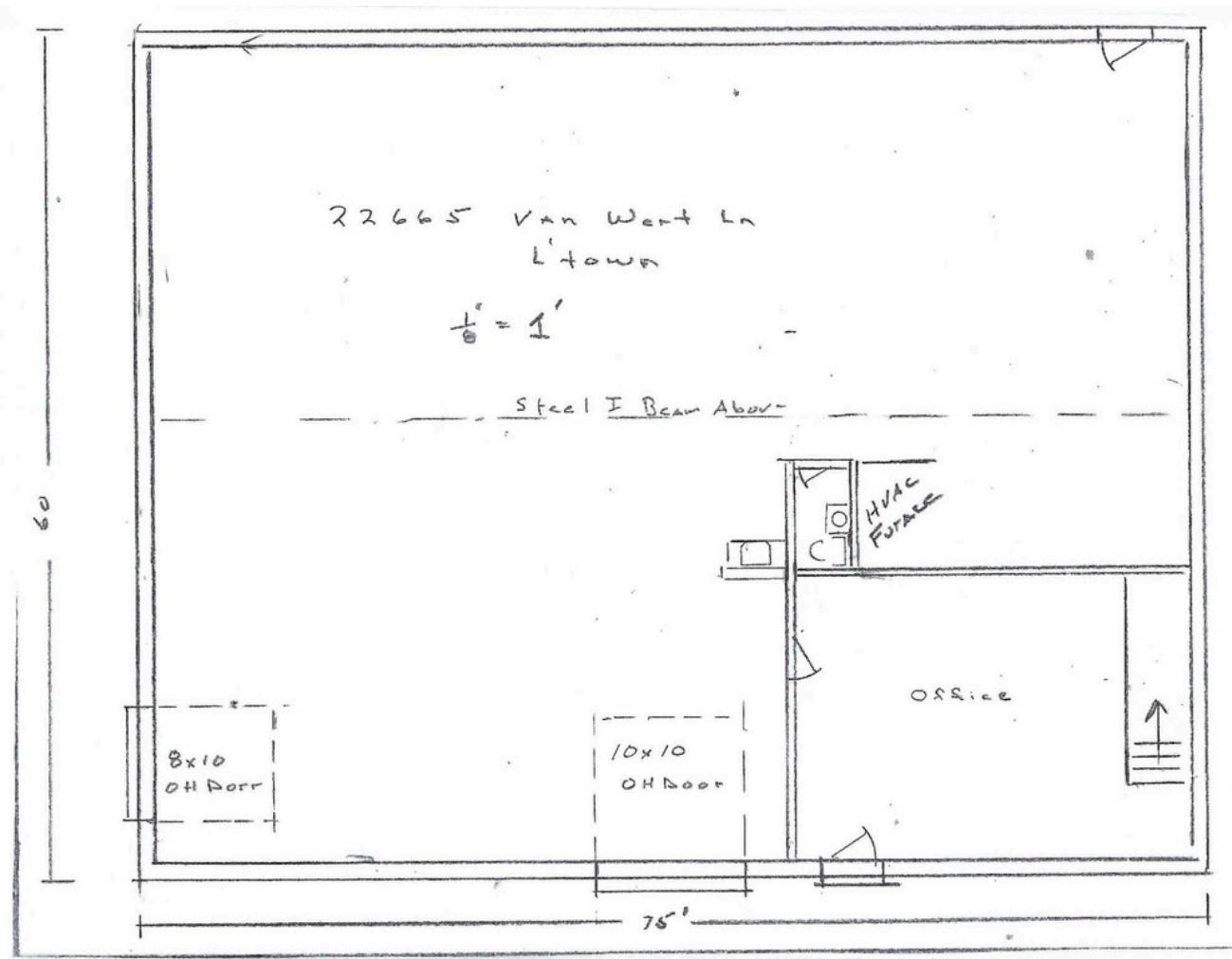
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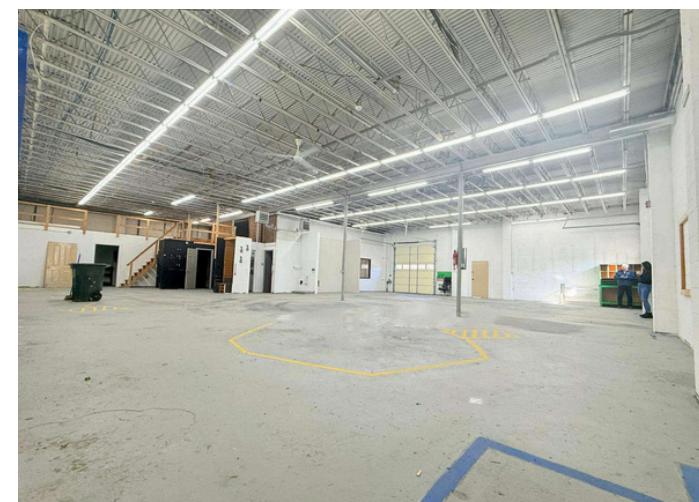
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[Additional Photos](#)



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Surrounding Area Photos



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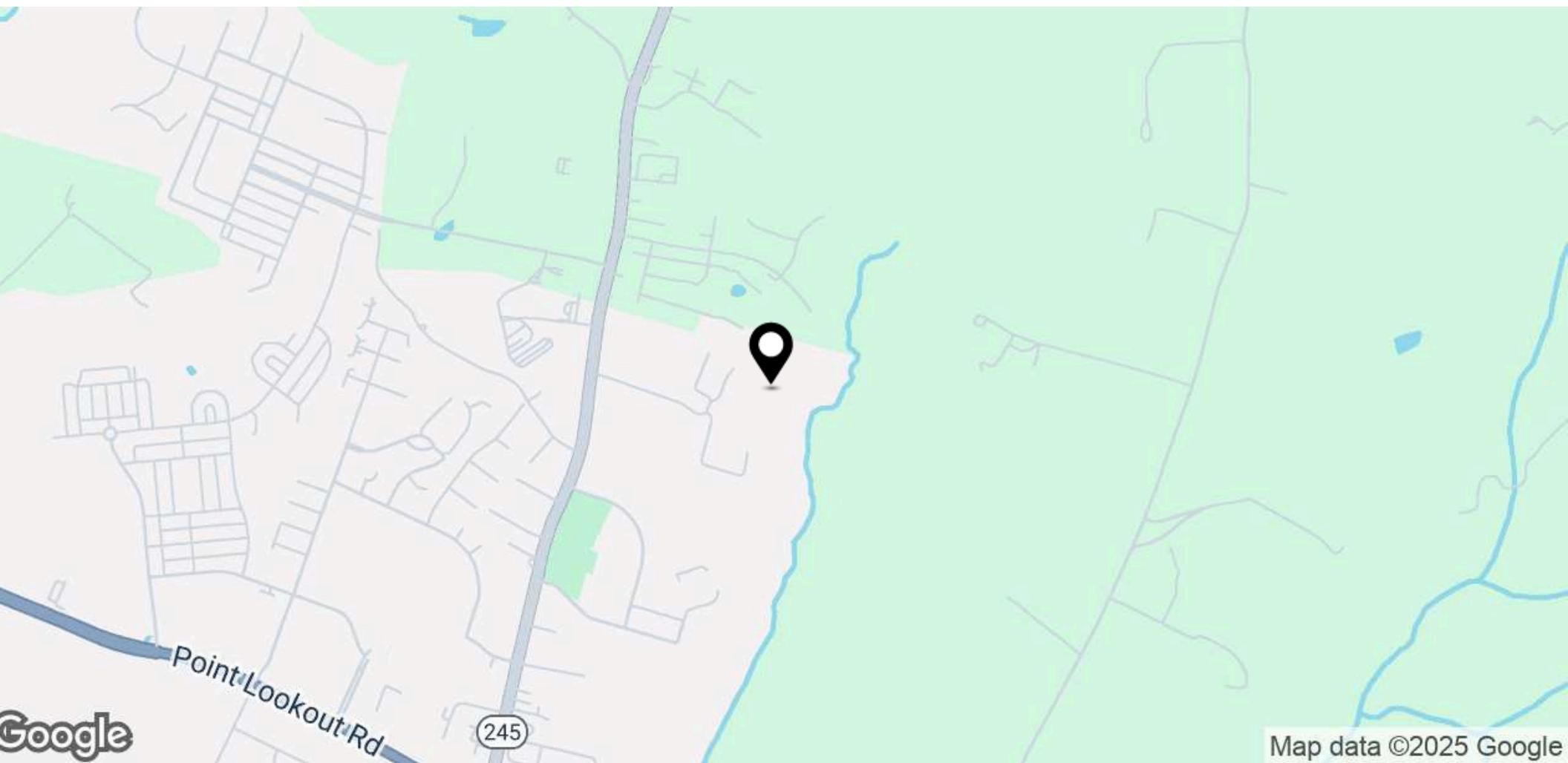
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Location Map



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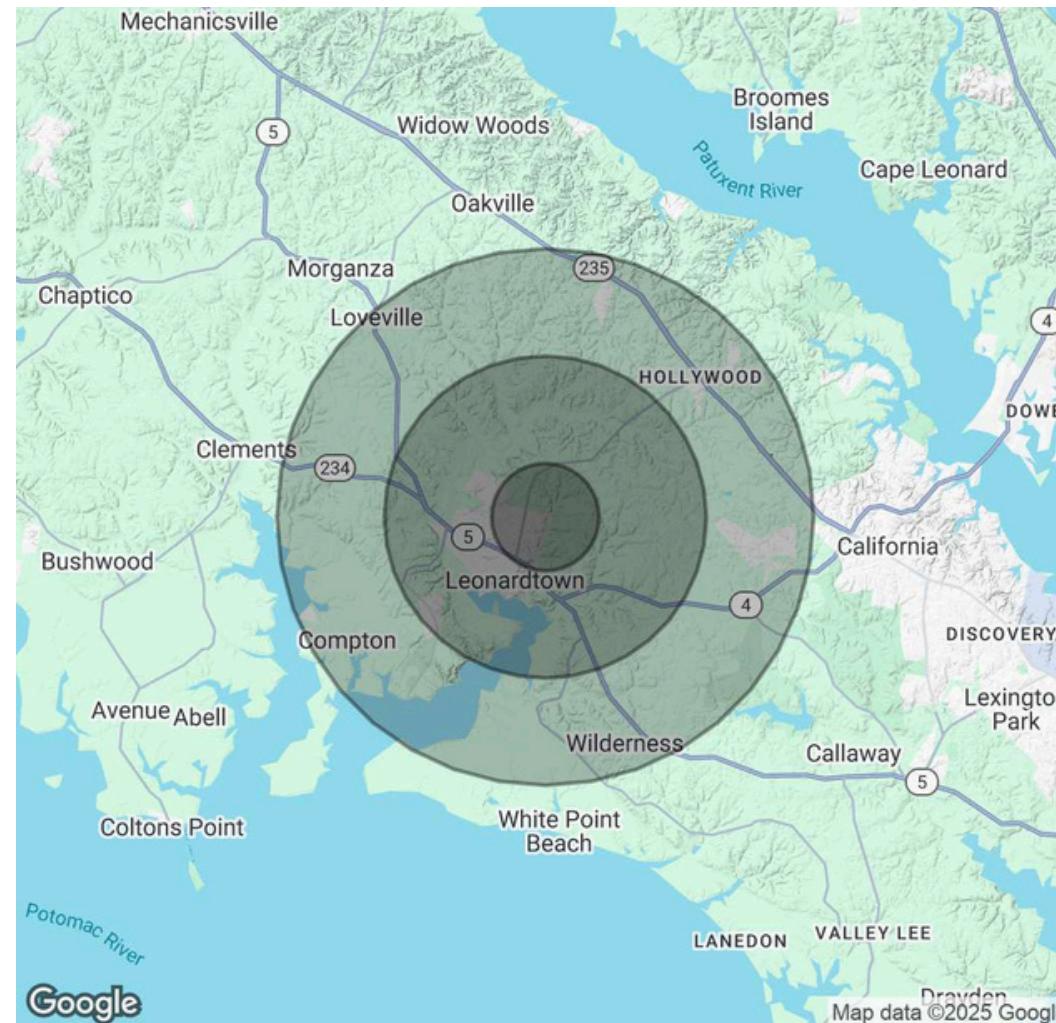
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Demographics Map & Report

| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 1,957  | 10,391  | 27,233  |
| Average Age          | 37     | 38      | 39      |
| Average Age (Male)   | 35     | 37      | 38      |
| Average Age (Female) | 38     | 40      | 40      |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 589       | 3,546     | 9,648     |
| # of Persons per HH | 3.3       | 2.9       | 2.8       |
| Average HH Income   | \$161,816 | \$170,568 | \$168,501 |
| Average House Value | \$525,560 | \$511,487 | \$490,948 |

Demographics data derived from AlphaMap



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