

**BERKSHIRE  
HATHAWAY**  
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.

### Thomas McKay

Commercial Advisor

410 394 0990

thomas.mckay@penfedrealty.com

### PenFed Realty

14488 Solomons Island Road South PO Box 92

Solomons, MD 20688

410.394.0990

**BERKSHIRE  
HATHAWAY**  
PENFED REALTY

**MCNELIS**  
ASSOCIATES

COMMERCIAL

# Henderson Building

22645 Van Wert Lane, Leonardtown, MD 20650

FOR LEASE

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
---------------	-----

**Thomas McKay**  
Commercial Advisor  
410 394 0990  
thomas.mckay@penfedrealty.com

**PenFed Realty**  
14488 Solomons Island Road South PO Box 92  
Solomons, MD 20688  
410.394.0990

**BERKSHIRE  
HATHAWAY**  
PENFED REALTY

**MCNELIS**  
ASSOCIATES

COMMERCIAL

# Henderson Building

22645 Van Wert Lane, Leonardtown, MD 20650

FOR LEASE

Retailer Map



## Thomas McKay

Commercial Advisor

410 394 0990

thomas.mckay@penfedrealty.com

## PenFed Realty

14488 Solomons Island Road South PO Box 92

Solomons, MD 20688

410.394.0990

**BERKSHIRE  
HATHAWAY**  
PENFED REALTY

**MCNELIS**  
ASSOCIATES

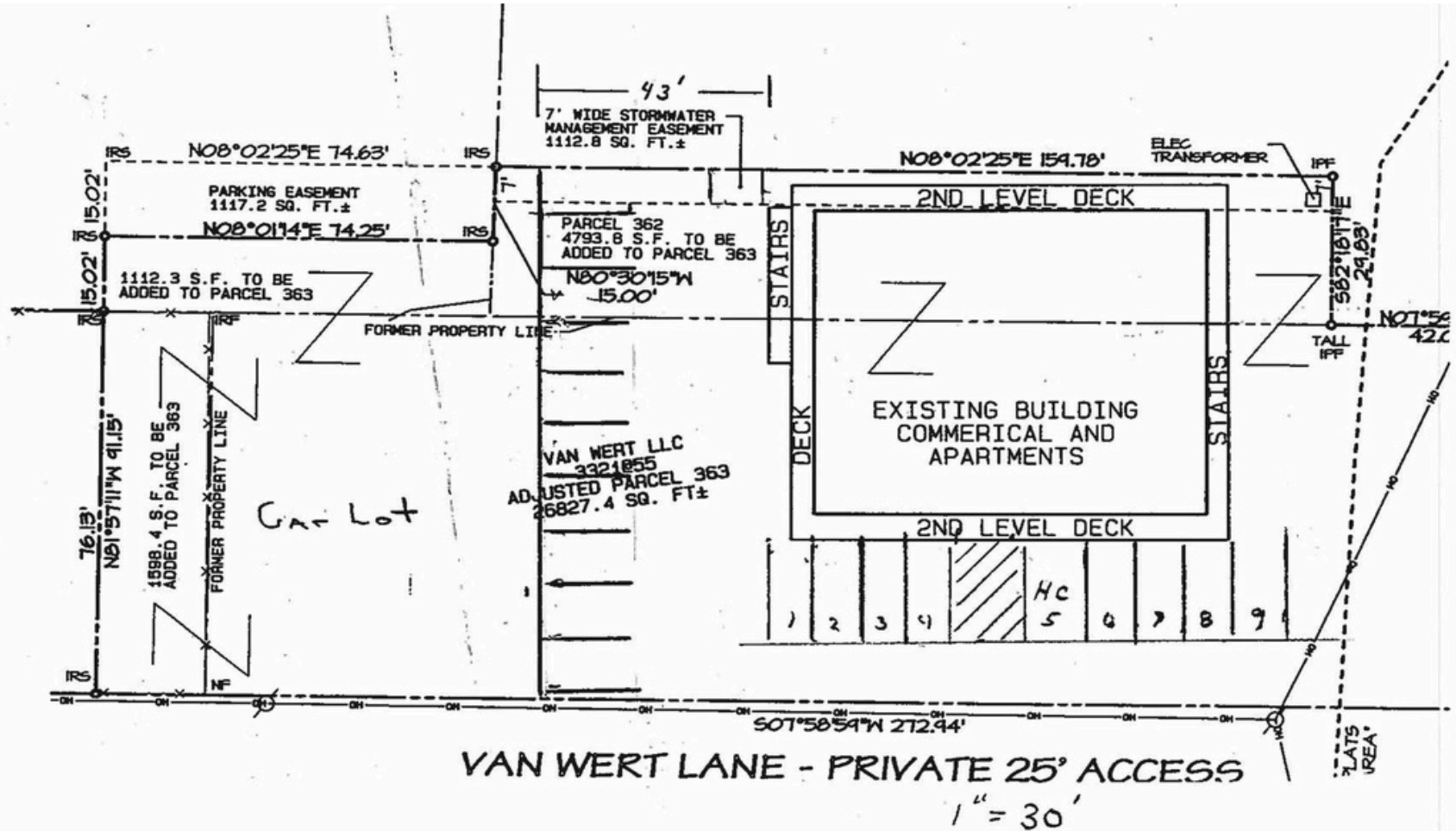
COMMERCIAL



# Henderson Building

22645 Van Wert Lane, Leonardtown, MD 20650

FOR LEASE



**Thomas McKay**  
Commercial Advisor  
410 394 0990  
thomas.mckay@penfedrealty.com

**PenFed Realty**  
14488 Solomons Island Road South PO Box 92  
Solomons, MD 20688  
410.394.0990

**BERKSHIRE  
HATHAWAY**  
PENFED REALTY

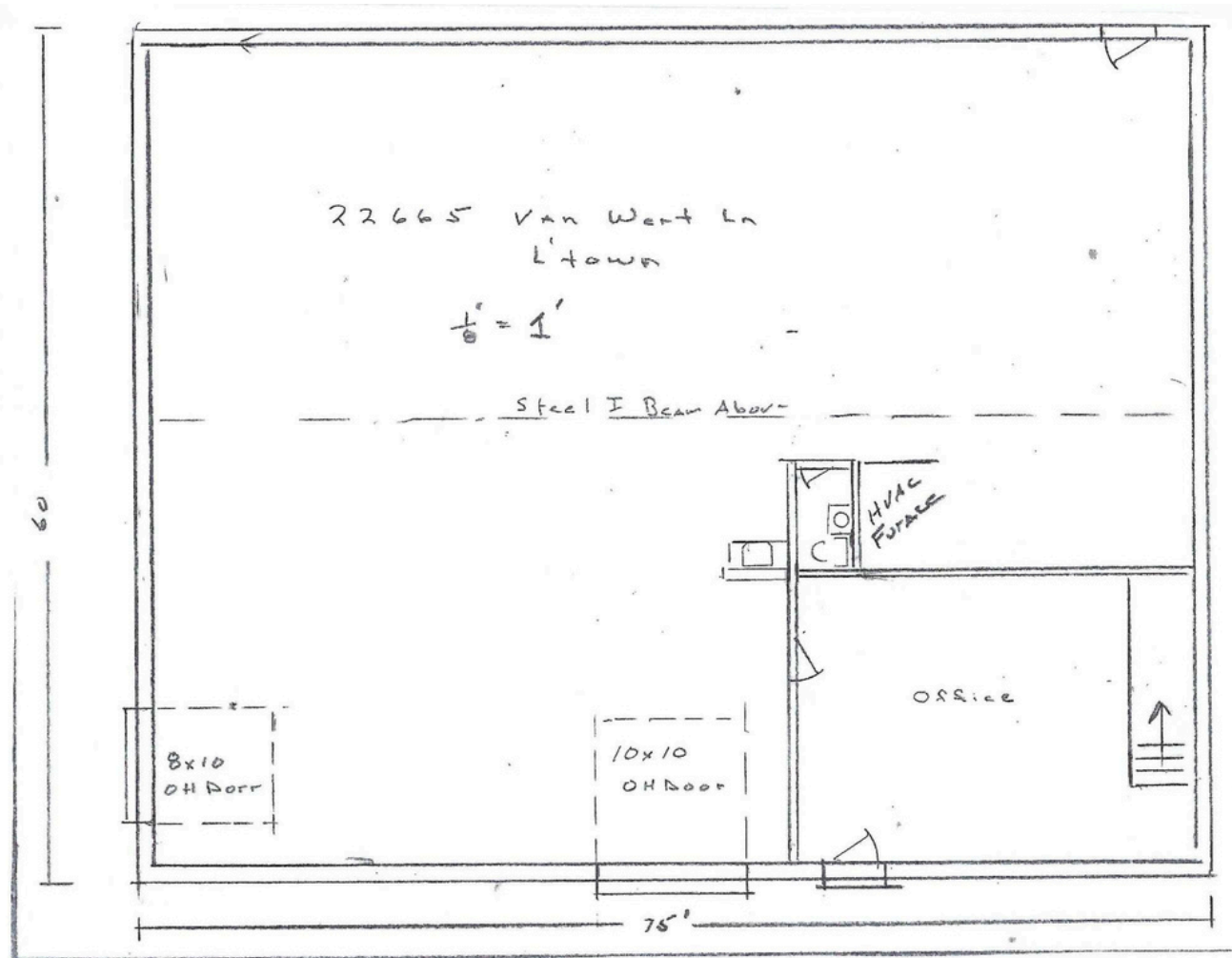
**McNELIS**  
ASSOCIATES

COMMERCIAL

# Henderson Building

22645 Van Wert Lane, Leonardtown, MD 20650

FOR LEASE



**Thomas McKay**  
Commercial Advisor  
410 394 0990  
thomas.mckay@penfedrealty.com

**PenFed Realty**  
14488 Solomons Island Road South PO Box 92  
Solomons, MD 20688  
410.394.0990

**BERKSHIRE  
HATHAWAY**  
PENFED REALTY

**MCNELIS  
ASSOCIATES**

COMMERCIAL

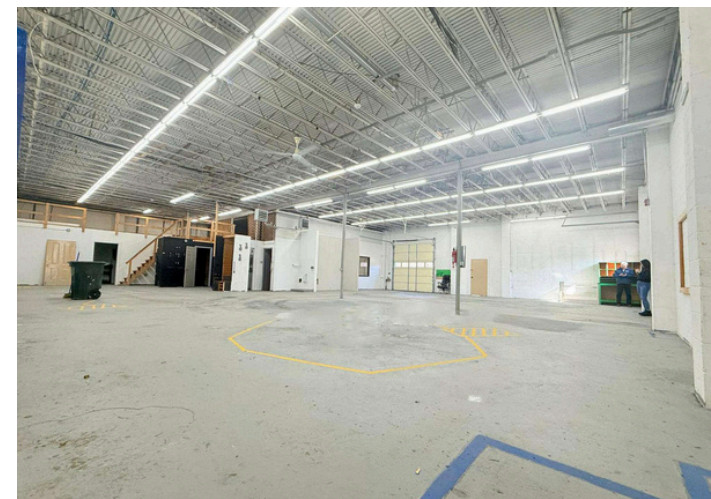
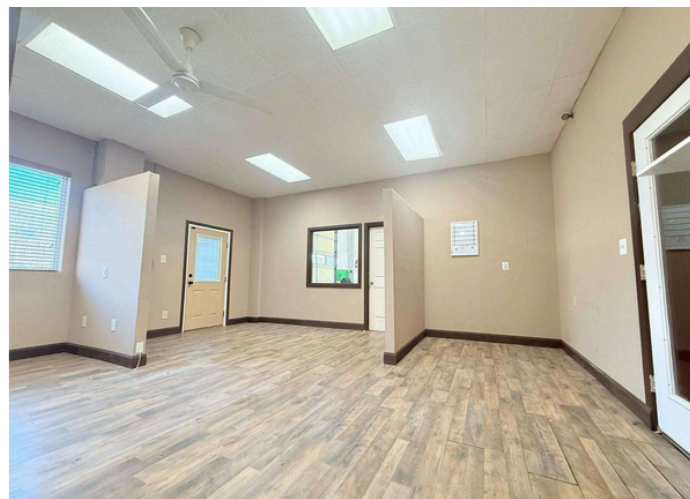
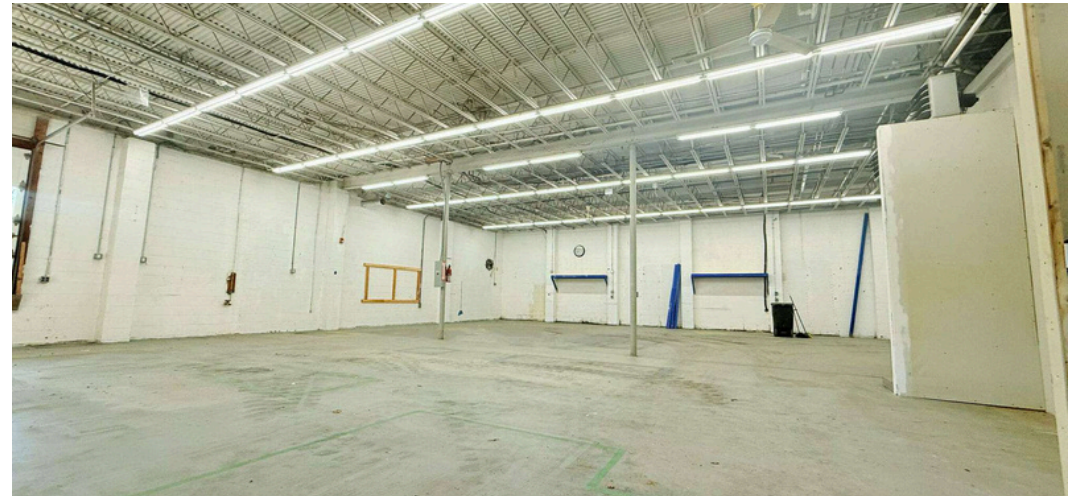


# Henderson Building

22645 Van Wert Lane, Leonardtown, MD 20650

FOR LEASE

Additional Photos



**Thomas McKay**  
Commercial Advisor  
410 394 0990  
thomas.mckay@penfedrealty.com

**PenFed Realty**  
14488 Solomons Island Road South PO Box 92  
Solomons, MD 20688  
410.394.0990

**BERKSHIRE  
HATHAWAY**  
PENFED REALTY

**MCNELIS  
ASSOCIATES**

COMMERCIAL



# Henderson Building

22645 Van Wert Lane, Leonardtown, MD 20650

FOR LEASE

Surrounding Area Photos



**Thomas McKay**  
Commercial Advisor  
410 394 0990  
thomas.mckay@penfedrealty.com

**PenFed Realty**  
14488 Solomons Island Road South PO Box 92  
Solomons, MD 20688  
410.394.0990

**BERKSHIRE  
HATHAWAY**  
PENFED REALTY

**MCNELIS  
ASSOCIATES**

COMMERCIAL

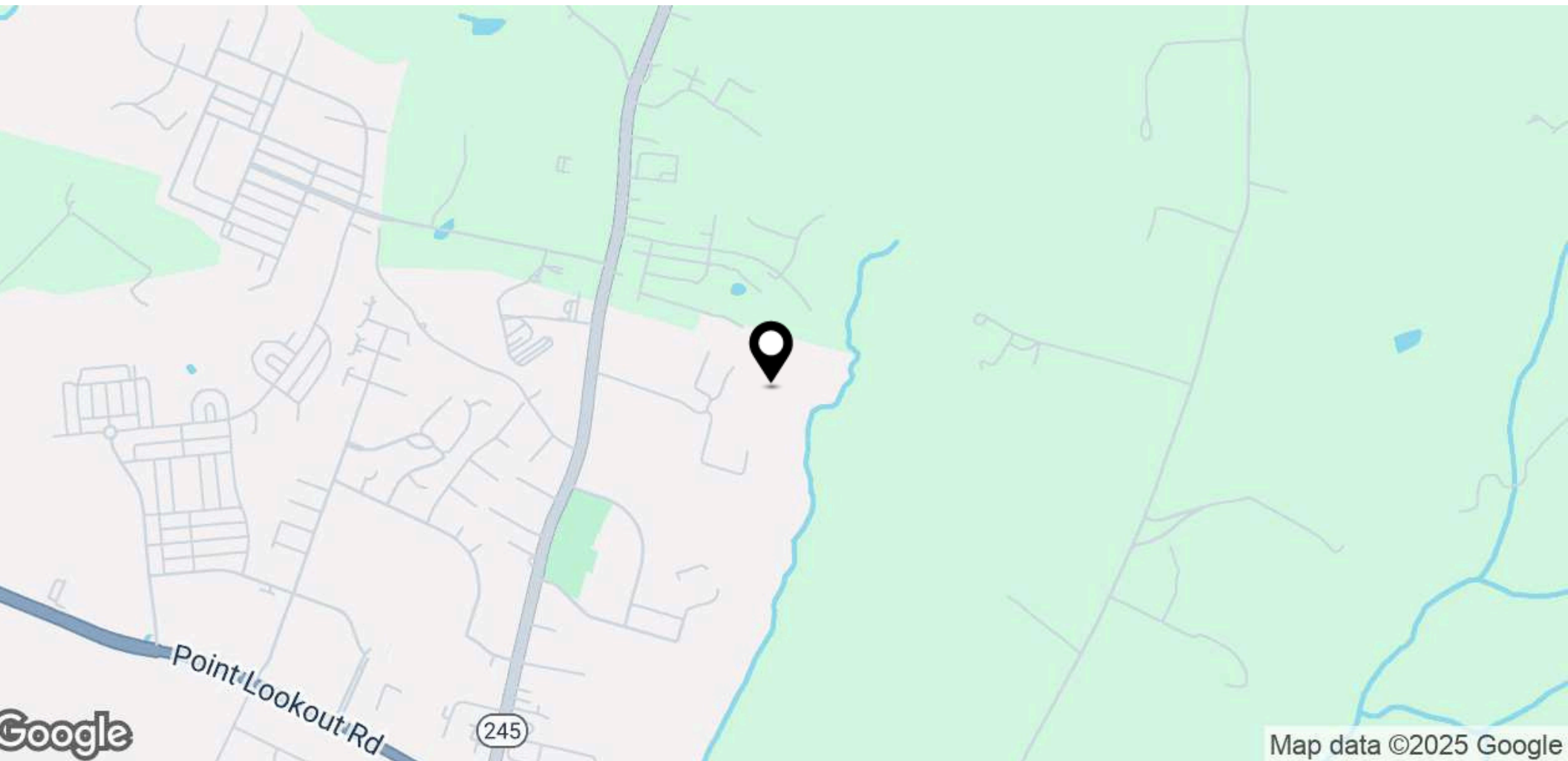


# Henderson Building

22645 Van Wert Lane, Leonardtown, MD 20650

FOR LEASE

Location Map



## Thomas McKay

Commercial Advisor

410 394 0990

thomas.mckay@penfedrealty.com

## PenFed Realty

14488 Solomons Island Road South PO Box 92

Solomons, MD 20688

410.394.0990

**BERKSHIRE  
HATHAWAY**  
PENFED REALTY

**MCNELIS**  
ASSOCIATES

COMMERCIAL

# Henderson Building

22645 Van Wert Lane, Leonardtown, MD 20650

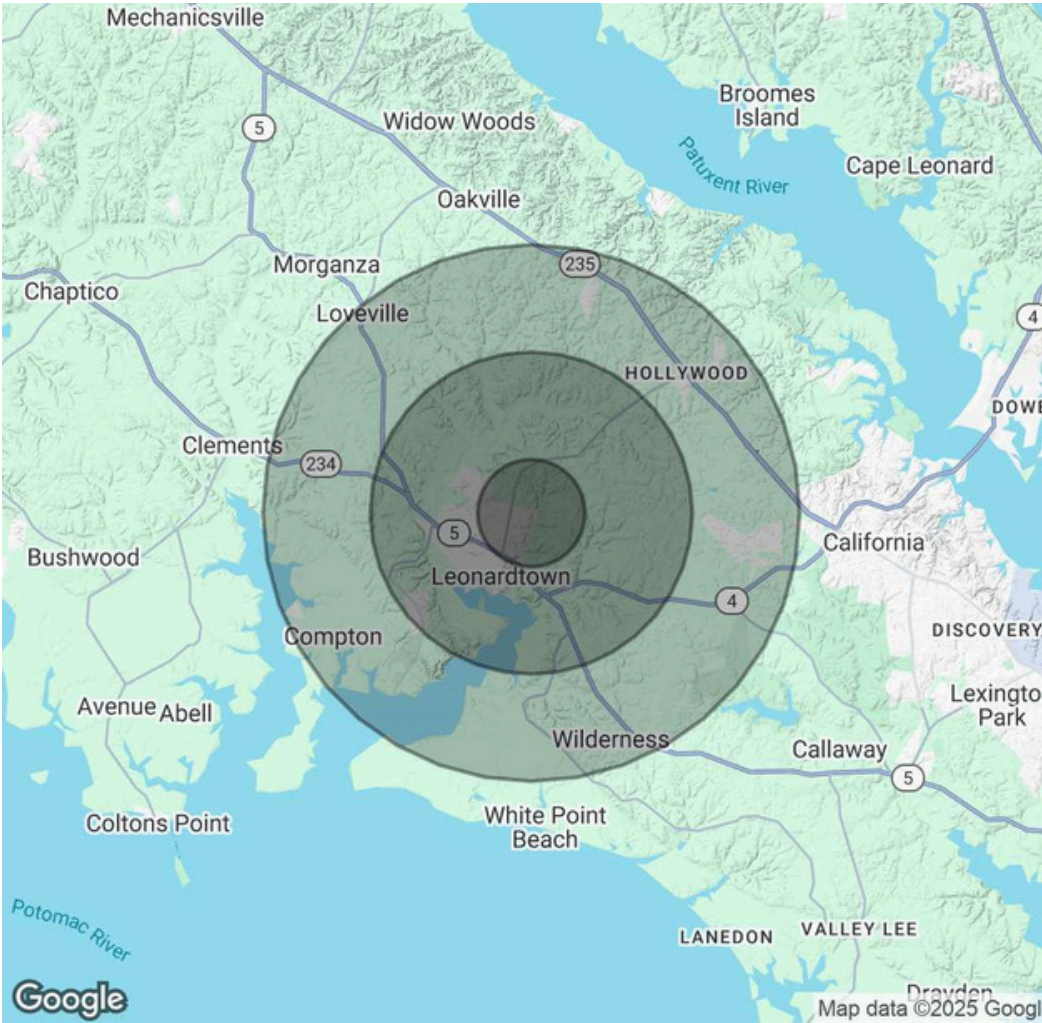
FOR LEASE

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



**Thomas McKay**  
Commercial Advisor  
410 394 0990  
thomas.mckay@penfedrealty.com

**PenFed Realty**  
14488 Solomons Island Road South PO Box 92  
Solomons, MD 20688  
410.394.0990

**BERKSHIRE HATHAWAY**  
PENFED REALTY

**MCNELIS**  
ASSOCIATES

COMMERCIAL