



WILLIAM PACA INDUSTRIAL PARK

1309-1311 CONTINENTAL DRIVE | ABINGDON, MARYLAND 21009

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Suite signage opportunity with Rt. 7 visibility
- Wonderful window line
- Efficient layouts with offices, conference room, and open areas
- Signalized intersection for easy “in and out”
- Office and warehouse potential
- Excellent value!



AVAILABLE:

5,484 - 18,361 SF
OF FLEX OFFICE SPACE
1309 SUITE A: 8,727 SF*
1309 SUITE K: 9,634 SF*
*COMBINE TO 18,361 SF
1309 SUITE M: 6,485 SF
1309 SUITE O: 5,957 SF
1311 SUITE A: 12,888 SF (OFFICE)
1311 SUITE G: 5,484 SF (OFFICE)

OCCUPANCY:

IMMEDIATE

PARKING:

4 : 1,000 SF

TERM:

3 - 5 YEARS

RENTAL RATE:

WAREHOUSE: \$11.00 SF NNN
OFFICE: \$14.00 SF NNN



GOOGLE STREET VIEW



AERIAL



5,484 SF

12,888 SF

6,485 SF

5,957 SF

9,634 SF

8,727 SF

Philadelphia Road

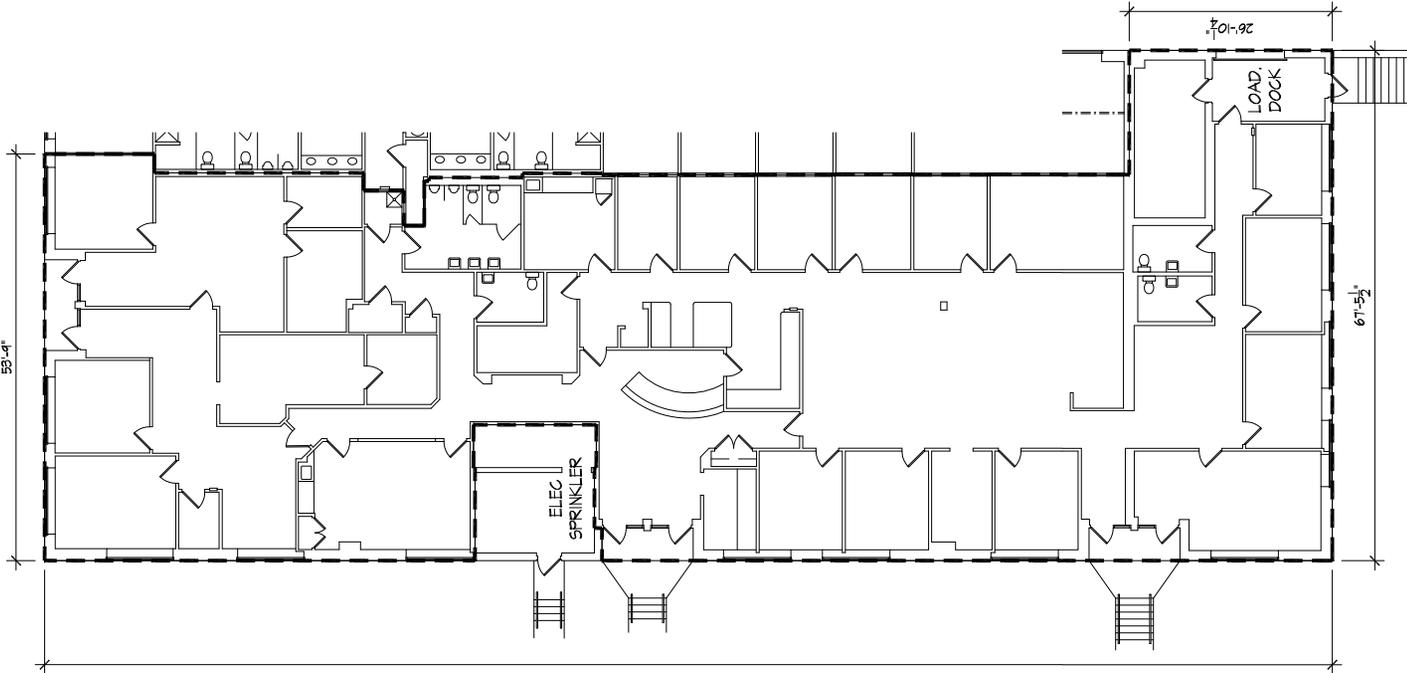
Continental Drive

Map

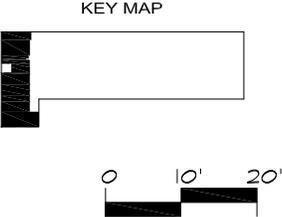
Google



FLOOR PLAN: 1309 - SUITE A



1309 A
SCHAFER CONST
8057 SF



**1309 A
PACA**
ABINGDON, MD

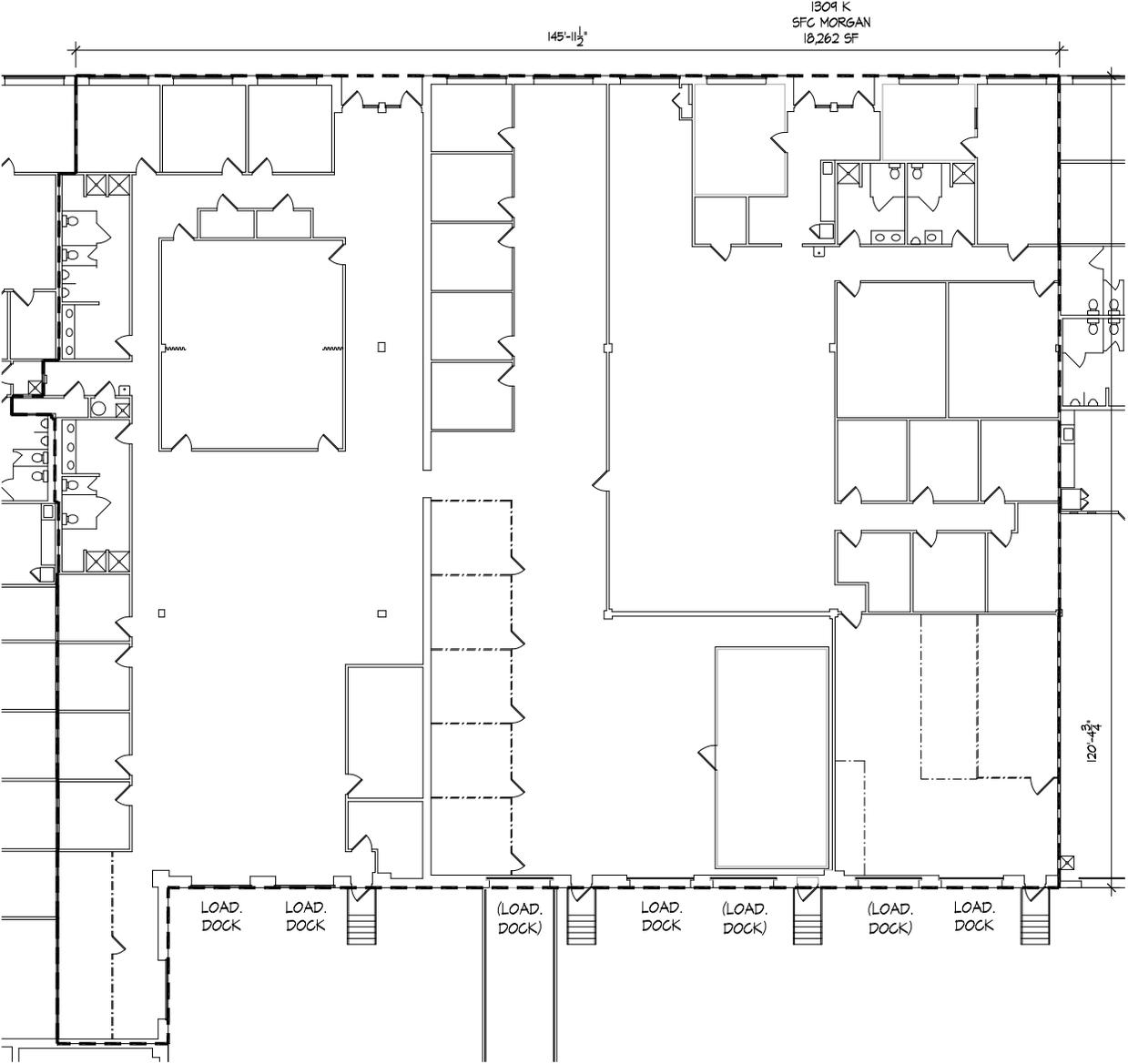
DATE: 9.15.13
DRAWING:
13024
SCALE:
1" = 20'
SHT SIZE:
8,5 x 11

1309A

410 . 466 . 1034
**Architectural
Building
Surveys**

**Trisun
Financial
Group**
410 . 653 . 5550

FLOOR PLAN: 1309 - SUITE K



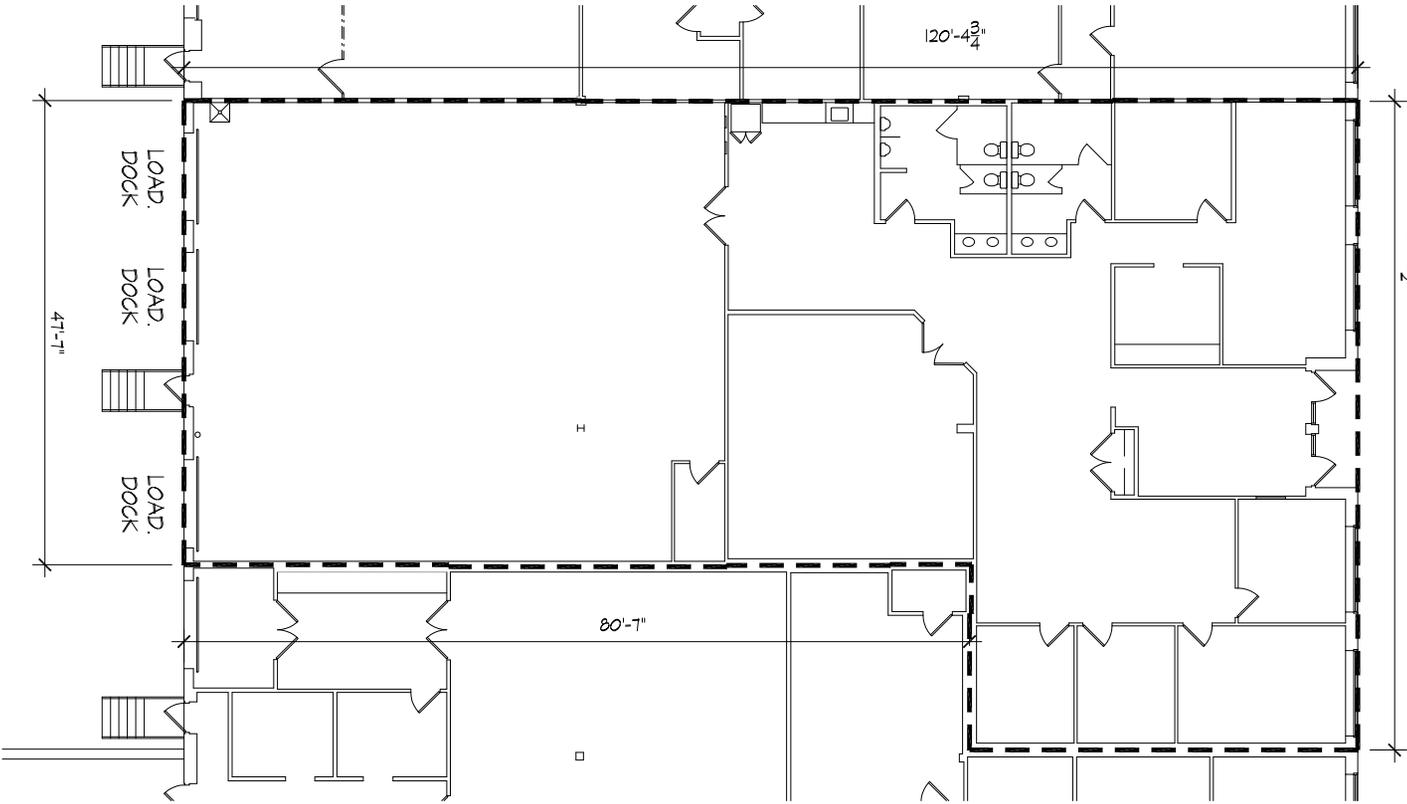
1309 K
PACA
ABINGDON, MD

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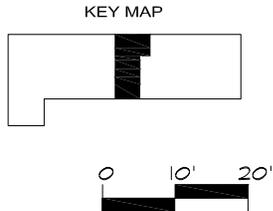
1309K



FLOOR PLAN: 1309 - SUITE M



1309 M
 VETERAN CORPS
 6405 SF



1309 M
PACA
 ABINGDON, MD

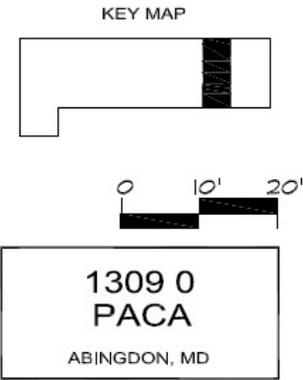
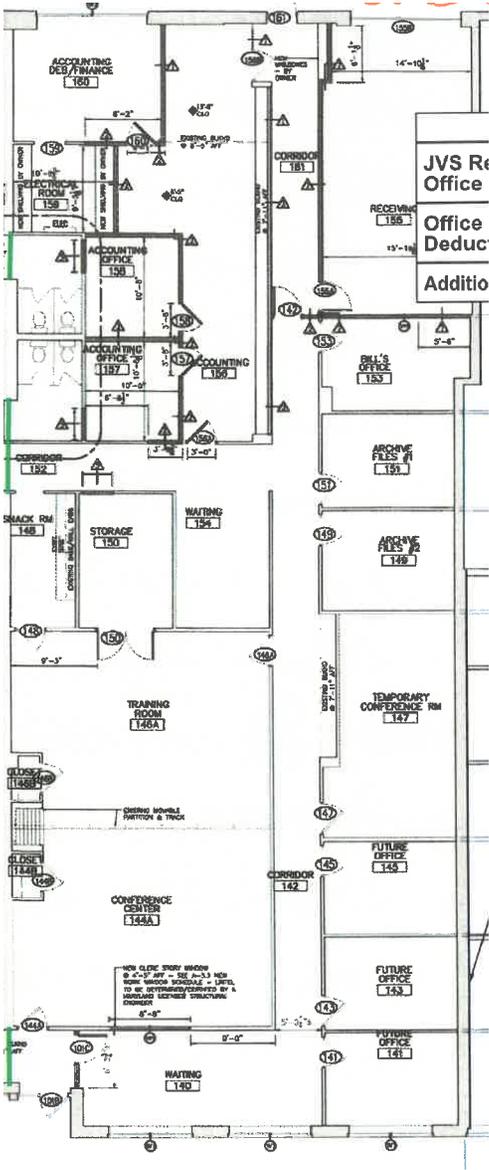
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1309M

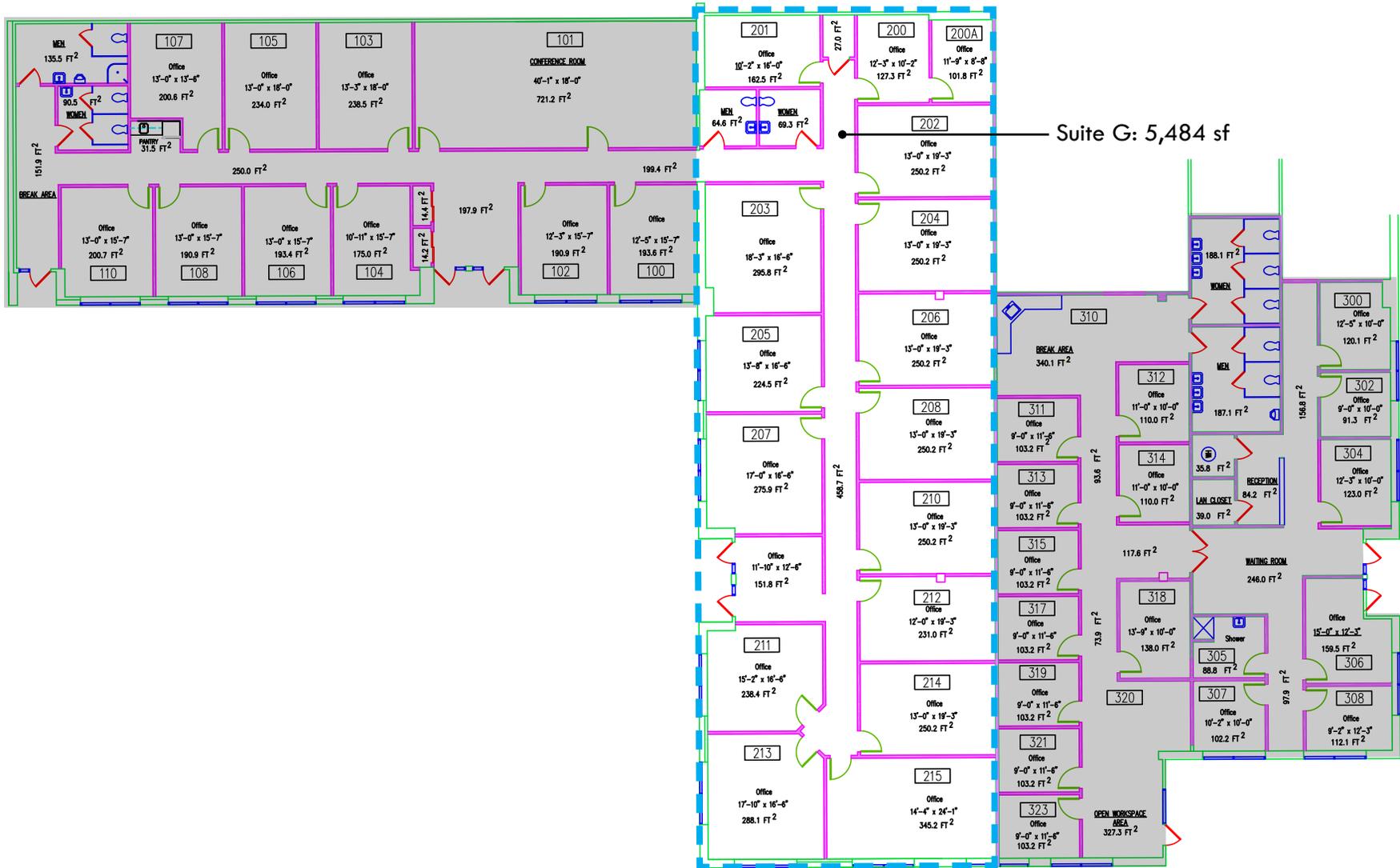
**Architectural
 Building
 Surveys**
 410.466.1034

**Trisun
 Financial
 Group**
 410.653.5550

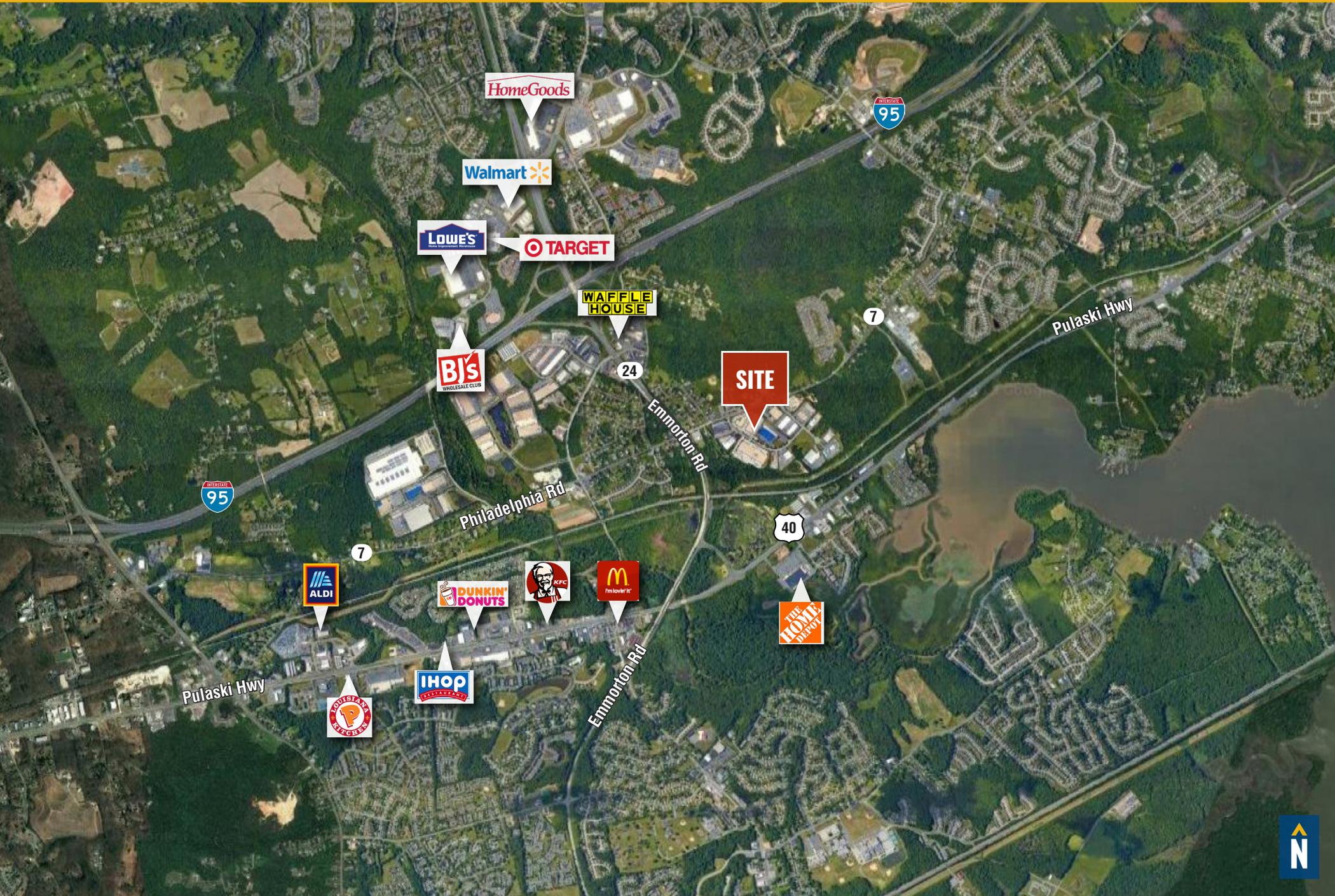
FLOOR PLAN: 1309 - SUITE 0



FLOOR PLAN: 1311 - SUITE G



TRADE AREA



FOR MORE INFO **CONTACT:**



BEETLE SMITH
SENIOR VICE PRESIDENT

443.573.3219
BSMITH@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-879-1900

3465 Box Hill Corporate Center Drive, Suite F
Abingdon, MD 21009

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD **BEL AIR, MD** COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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