



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 - 13,948 SF
OF FLEX OFFICE SPACE

1309 SUITE A: 8,727 SF
1309 SUITE K: 9,634 SF
1309 SUITE M: 6,485 SF
1309 SUITE N: 7,885 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

7,885 SF

9,634 SF

8,727 SF

Philadelphia Road

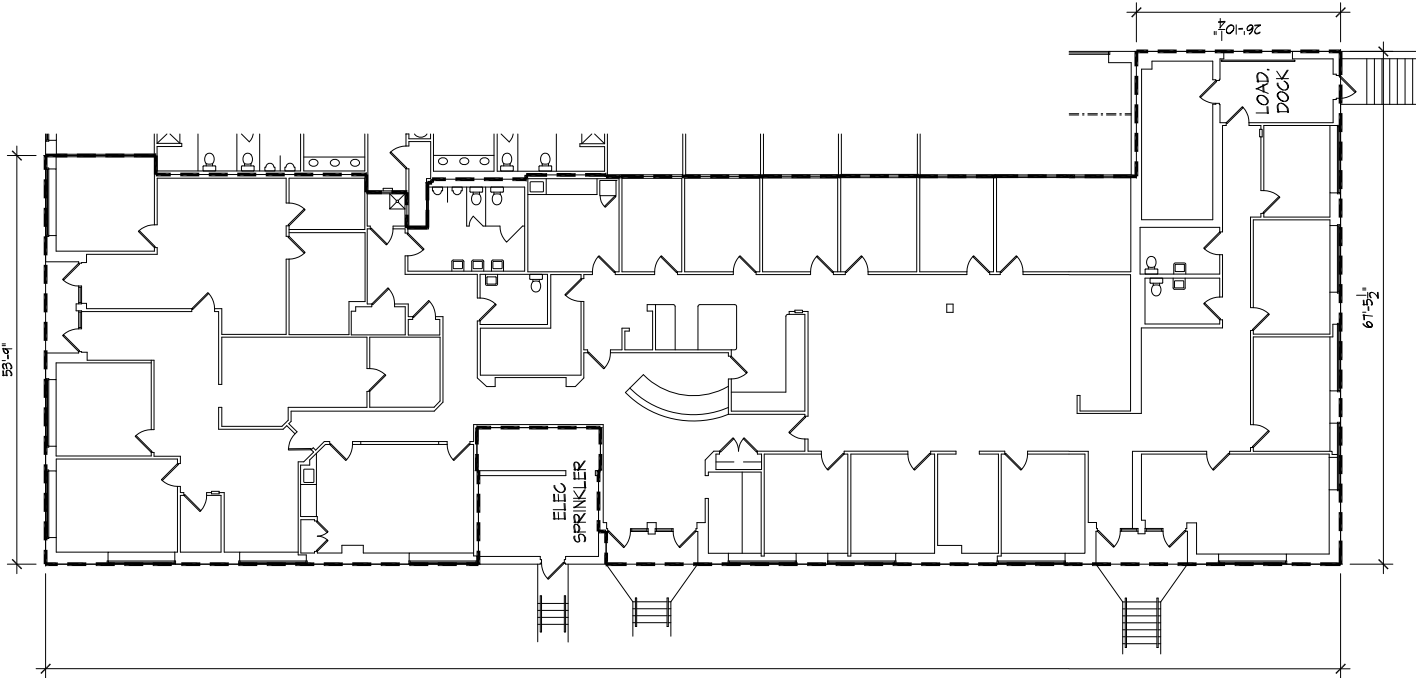
Continental Drive

Map

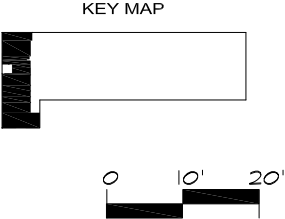
Google



FLOOR PLAN: 1309 - SUITE A



1309 A
 SCHAFER CONST
 8057 SF



**1309 A
 PACA**
 ABINGDON, MD

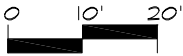
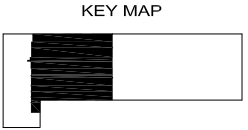
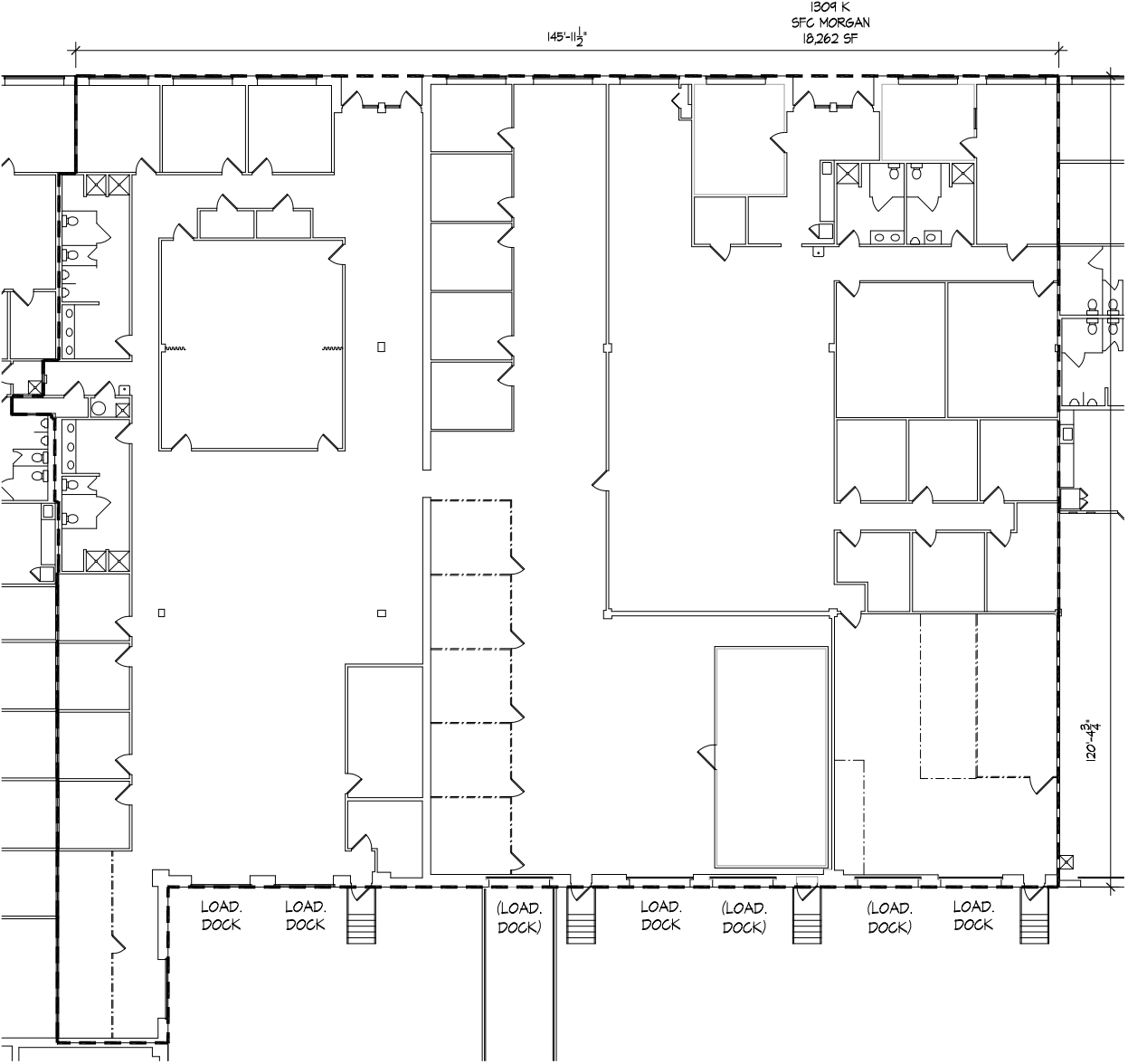
DATE: 9.15.13
 DRAWING: 13024
 SCALE: 1" = 20'
 SHT SIZE: 8,5 x 11

1309A

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

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

FLOOR PLAN: 1309 - SUITE K



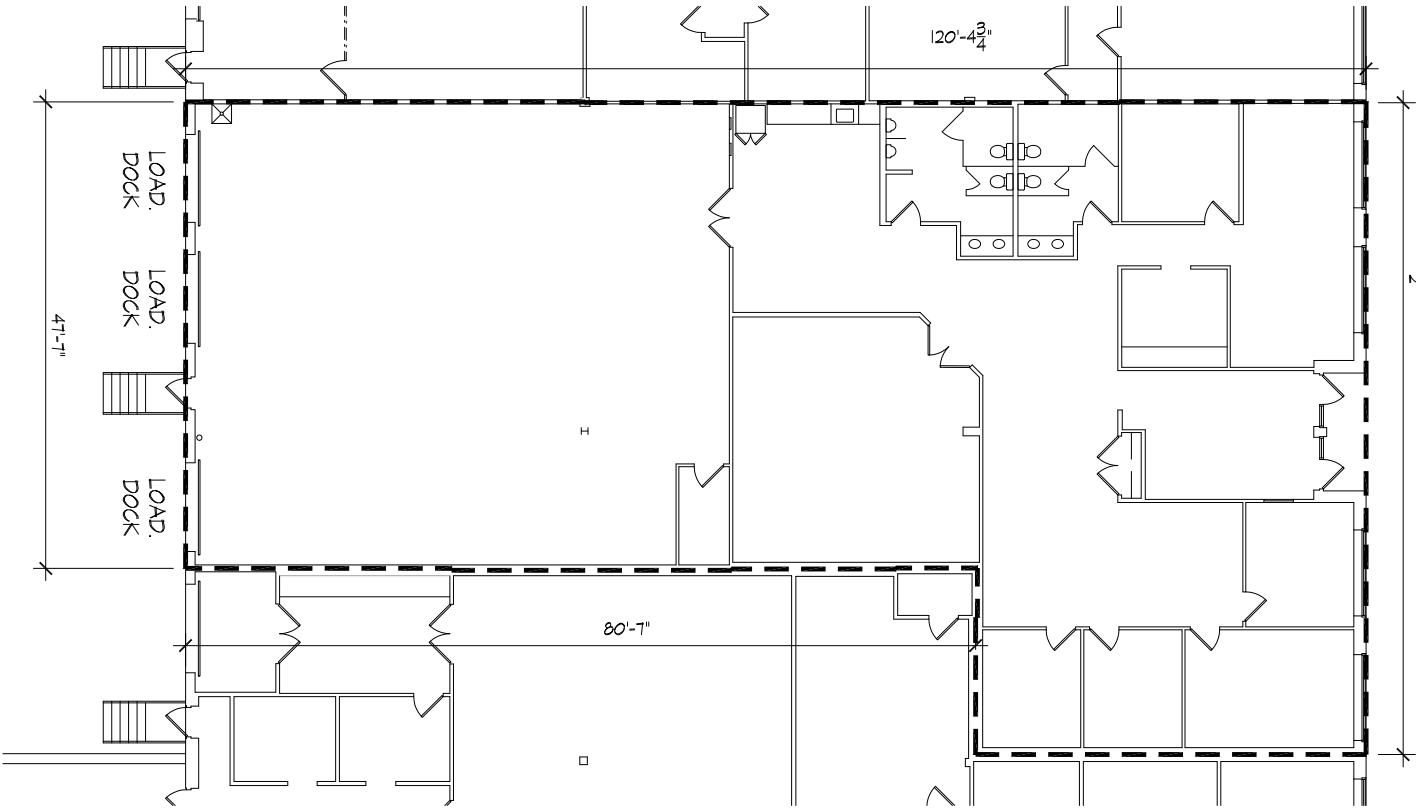
1309 K
PACA
ABINGDON, MD

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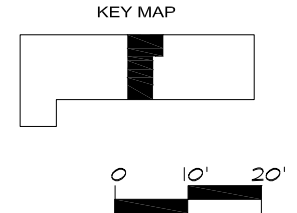
1309K



FLOOR PLAN: 1309 - SUITE M



1309 M
VETERAN CORPS
6405 SF



1309 M
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ABINGDON, MD

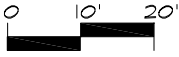
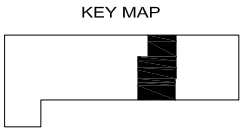
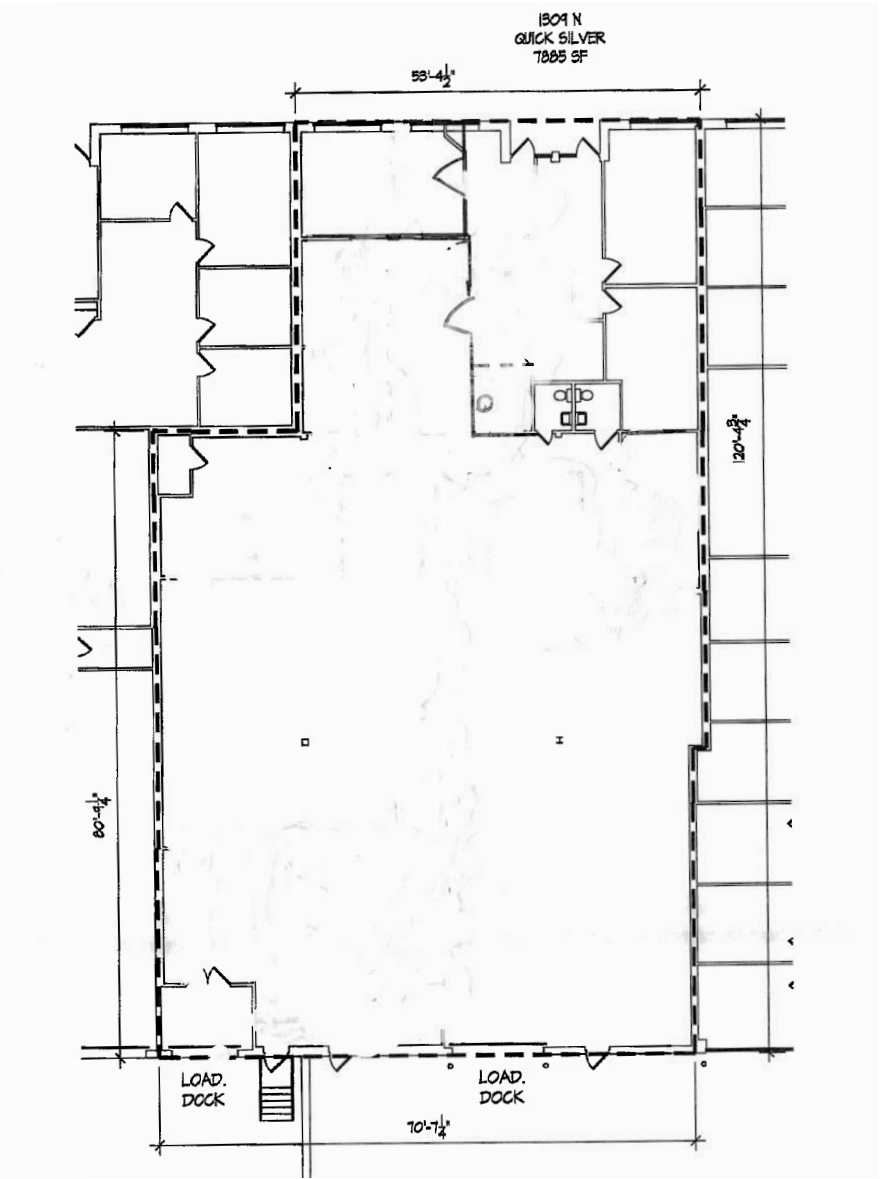
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1309M

410.466.1034
**Architectural
Building
Surveys**

**Trisun
Financial
Group**
410.653.5550

FLOOR PLAN: 1309 - SUITE N



1309 N
PACA
ABINGDON, MD

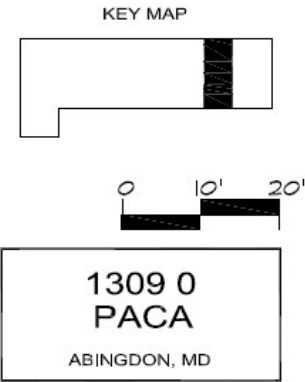
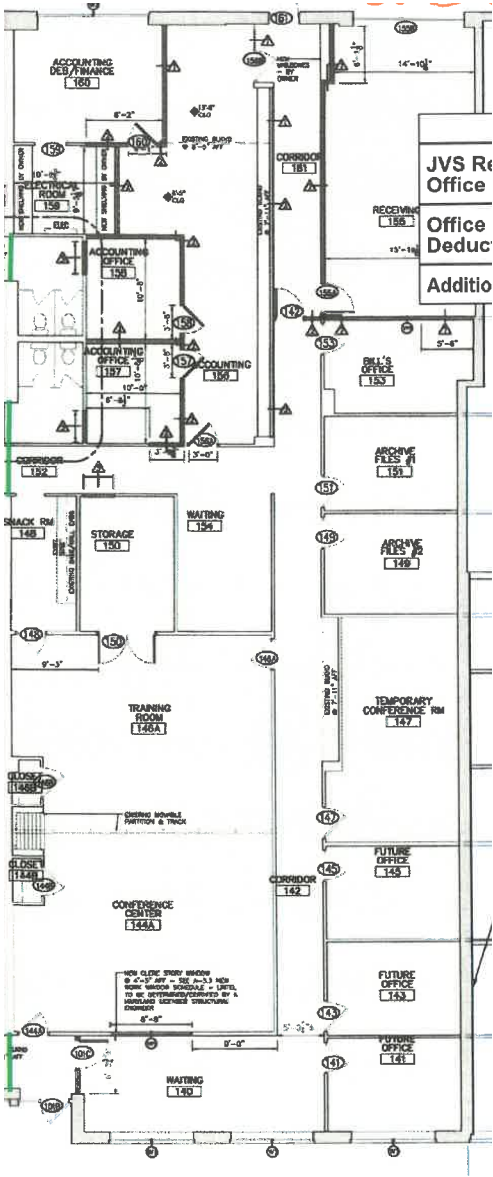
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1309N

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FLOOR PLAN: 1309 - SUITE 0



TRADE AREA



HomeGoods

Walmart

LOWE'S

TARGET

WAFFLE HOUSE

BJ'S
WHOLESALE CLUB

SITE

ALDI

DUNKIN' DONUTS

KFC

McDonald's

THE HOME DEPOT

IHOP

LOUISIANA HOT SPICES



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