



5200 MINNICK ROAD

LAUREL, MARYLAND 20707

FOR
LEASE



**6,000 TO
12,000 SF ±
SUITES**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Oversized drive-ins; 12' roll-up doors
- Ample parking; 83 surface spaces
- 1 mile drive to I-95
- Accessible to both DC and Baltimore

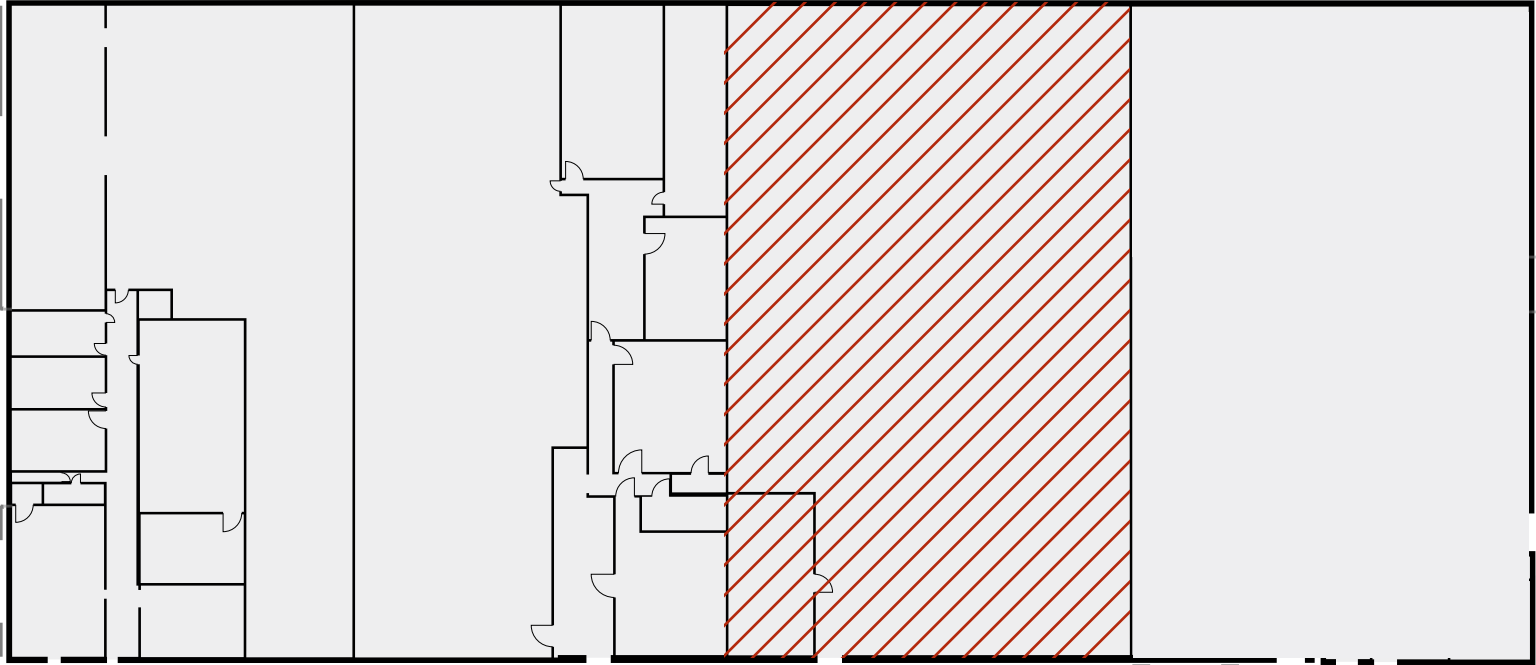
AVAILABLE:	5200: 6,000 SF ± 5204: 6,000 SF ± 5206: 6,000 SF ±
SITE SIZE:	2.28 ACRES ±
BUILDING SIZE:	33,418 SF ±
CLEAR HEIGHT:	17' 6"
LOADING:	2 DRIVE-INS, 1 DOCK
PARKING:	4/1,000 SF
ZONING:	IH
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW



FLOOR PLAN: 1ST FLOOR



SUITE 5206 - 6,000 SF

**1,450 SF OFFICE
4,550 SF WAREHOUSE**

SUITE 5204 - 6,000 SF

**2,190 SF OFFICE
3,810 SF WAREHOUSE**

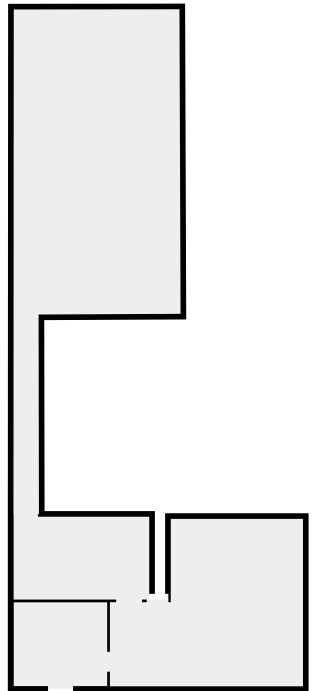
LEASED

SUITE 5202 - 6,000 SF

**312 SF OFFICE
5,866 SF WAREHOUSE**

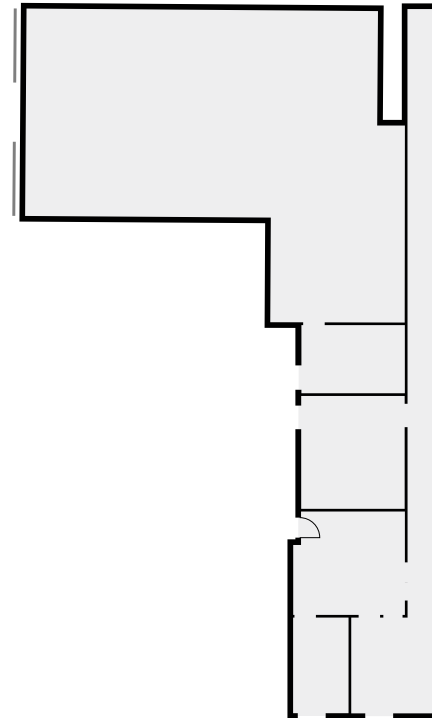
SUITE 5200 - 6,000 SF

FLOOR PLAN: 2ND FLOOR



SUITE 5206 - 6,000 SF

**1,450 SF OFFICE
4,550 SF WAREHOUSE**



SUITE 5204 - 6,000 SF

**2,190 SF OFFICE
3,810 SF WAREHOUSE**

TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
1 MILE
2 MIN. DRIVE

198
1 MILE
2 MIN. DRIVE

INTERSTATE 495
5.4 MILES
10 MIN. DRIVE

BWI
BALTIMORE WASHINGTON INTERNATIONAL AIRPORT
20.6 MILES
24 MIN. DRIVE

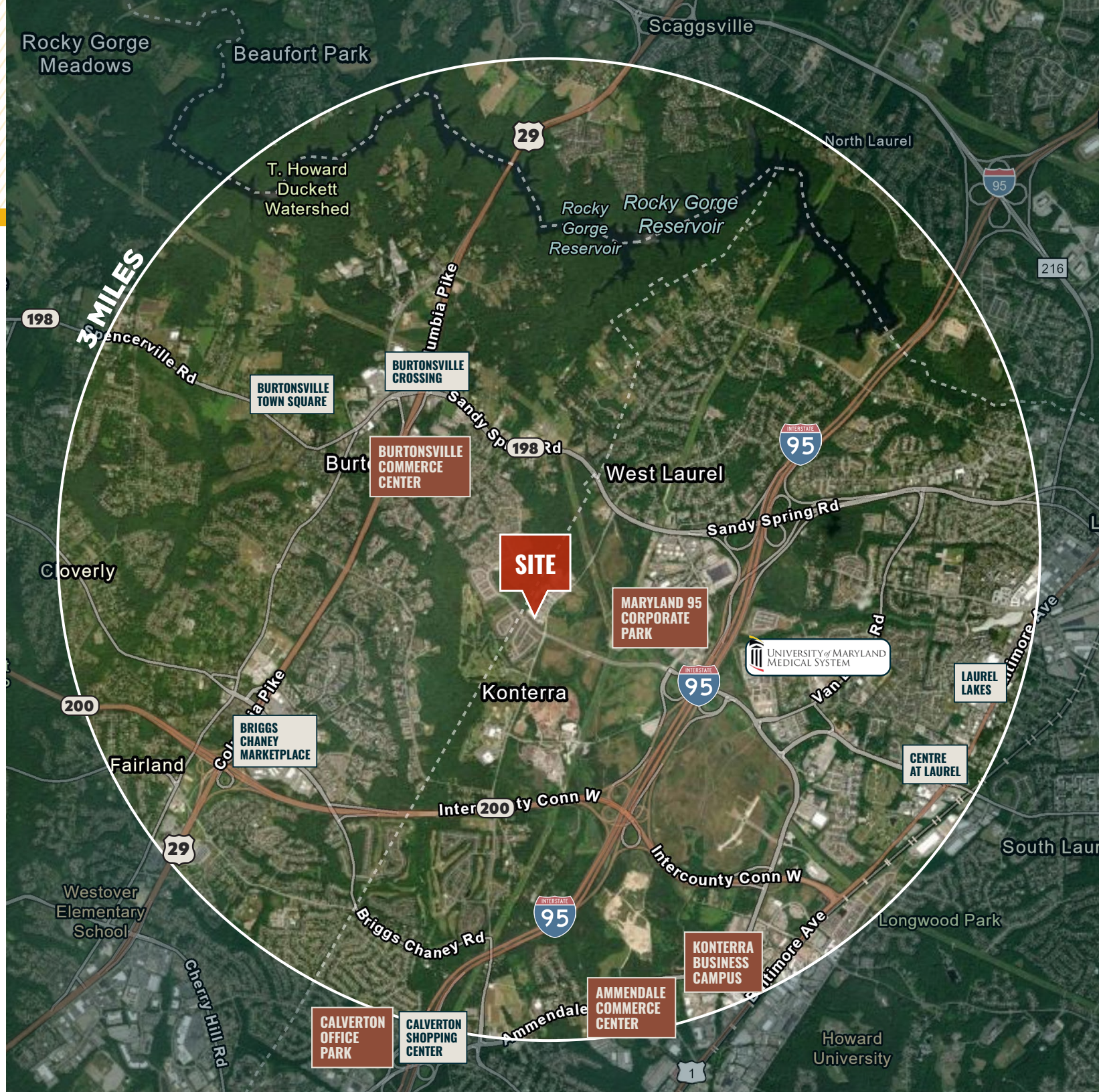
REAGAN NATIONAL
27.5 MILES
40 MIN. DRIVE

WASHINGTON, DC
17.5 MILES
24 MIN.

BALTIMORE, MD
23.2 MILES
32 MIN.

RICHMOND, VA
130 MILES
2 HRS. 30 MIN.

PHILADELPHIA, PA
125 MILES
2 HRS. 20 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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