

# WOODBIDGE STATION II

1321 WOODBRIDGE STATION WAY | EDGEWOOD, MARYLAND 21040



## TEASER OFFERING



BUILDING SIZE:

21,584 SF ±



OCCUPANCY:

100%



LOT SIZE:

3.02 ACRES ±



YEAR BUILT:

2008



CLASS:

B



STORIES:

1



PARKING:

80 SURFACE SPACES



ZONING:

B3 (GENERAL BUSINESS DIST.)



CURRENT NOI:

\$506,724

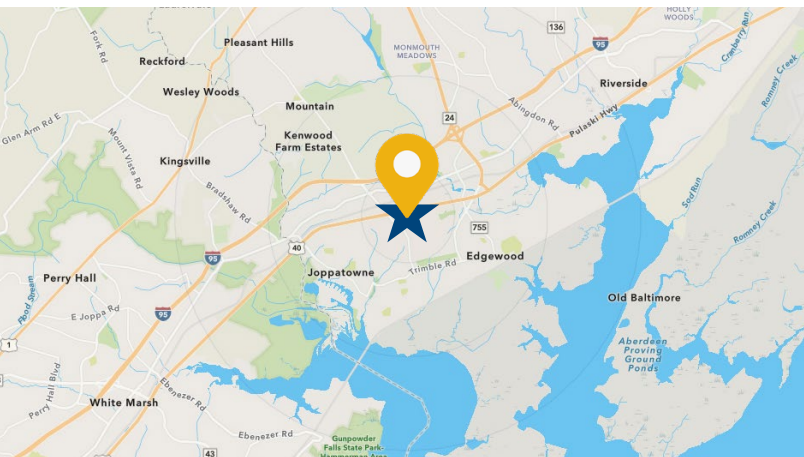


SALE PRICE:

SUBJECT TO OFFER

**100%  
LEASED TO  
HARFORD CO.  
GOV'T**

**SINGLE  
TENANT  
INVESTMENT  
PROPERTY**



ExtraSpace Storage

**OURISMAN**  
TOYOTA 40

40

PULASKI HWY



WOODBIDGE CENTER WAY

CVS

PAPAJOHNS

POPEYES

ENTRANCE WAY

apgfcu

WOODBIDGE STATION WAY

KinderCare  
LEARNING CENTERS

WOODBIDGE STATION I

WOODBIDGE STATION II



GOOGLE STREET VIEW



INVESTMENT HIGHLIGHTS:

- Single Tenant investment property
- 21,584 SF ± Class B office building on 3.02 Ac ±
- 100% leased to Harford County Government (NNN lease structure with nearly 20-year occupancy history)
- Constructed as a built-to-suit facility for Harford County, Maryland – Health Department
- Ample on-site parking (80 surface spaces ±) in the front and rear of building
- Immediate access to the many amenities of the Pulaski Highway/Route 40 corridor
- Easy access to I-95, Route 24 and Route 1
- Located in an Opportunity Zone

Exclusively represented by:



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