

# WAREHOUSE BUILDING FOR LEASE With Fenced Yard and 25-Ton Crane

4601 Richlynn Drive - Belcamp, MD 21017



49,800-square-foot manufacturing / distribution building, zoned GI

40' x 50' column spacing

2000 amps of high voltage electric; Gas fired unit heaters, AC in office

Wet sprinkler system

Located in the Riverside Business Park, near I-95

## HIGHLIGHTS

- 49,800 SF for lease with 1± acre of fenced outside storage
- 17' clear height (30' crane bridge)
- 4 loading docks, 1 oversized drive-in (22' x 16'), 1 drive-through
- 25-ton crane
- \$9.95 PSF, NNN



### FOR MORE INFORMATION PLEASE CONTACT:

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# 4601 RICHLYNN DRIVE

## WAREHOUSE BUILDING FOR LEASE

