

CONTRACTOR/SERVICE FACILITY  
FOR SALE OR LEASE

# 114 & 122 LAFAYETTE AVENUE Laurel, MD 20707



# CONTRACTOR/SERVICE FACILITY FOR SALE OR LEASE



## 114 & 122 LAFAYETTE AVENUE Laurel, MD 20707

### PROPERTY DESCRIPTION

114 & 122 Lafayette Avenue consists of multiple buildings on two parcels for a total of 42,765± SF on 3.26± acres. **With warehouse, storage, office and yard components, this is an excellent opportunity for contractors and service providers.**

122 Lafayette Avenue totals 30,215± SF (9,000 SF office and 21,215 SF warehouse) on 1.98± acres. The building has ample loading, with a total of five loading docks (one ramped) and a 125' rear truck court. 114 Lafayette Avenue consists of three free span metal buildings - 114A is 6,650± SF; 114B is 5,100± SF; 114C is 800± SF - on 1.28± acres. The buildings each have drive-in doors, providing excellent loading and storage options.



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### SPACES

### SPACE SIZE

122 Lafayette Avenue	30,215 SF
114A Lafayette Avenue	6,650 SF
114B Lafayette Avenue	5,100 SF
114C Lafayette Avenue	800 SF

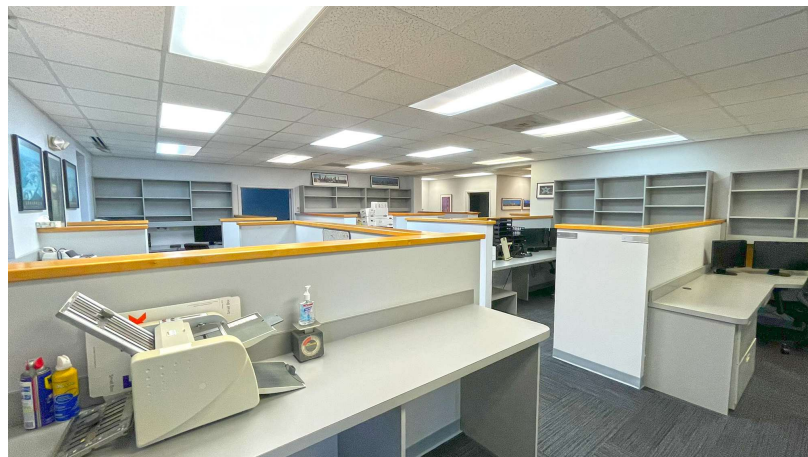
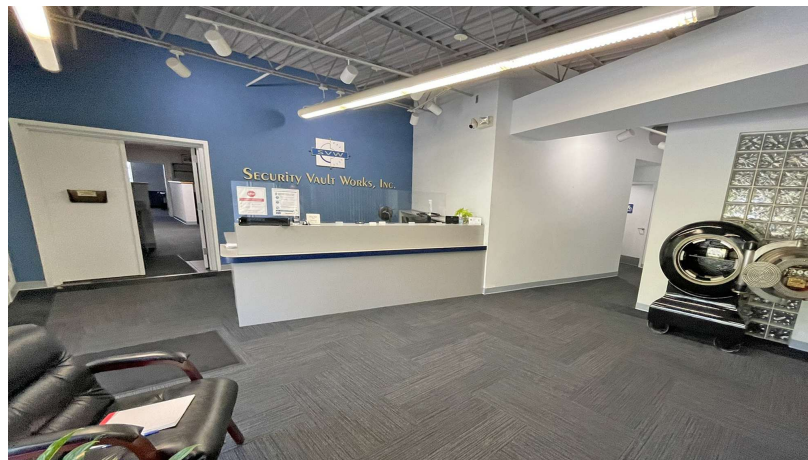


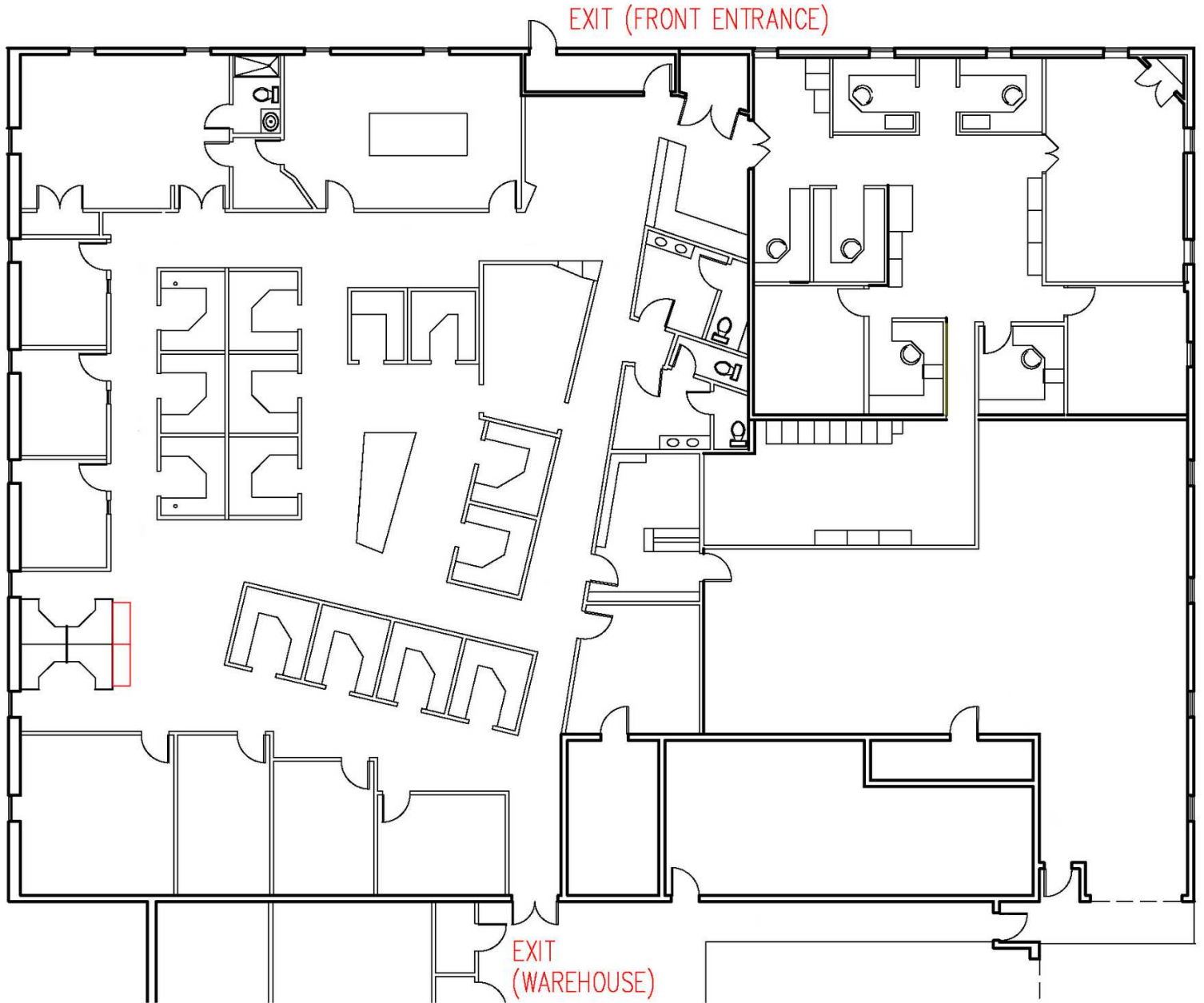
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

Contractor/Service Facility  
122 LAFAYETTE AVENUE, LAUREL, MD 20707

Address:	122 Lafayette Avenue
Size:	30,215± SF
Land:	1.98 acres
Zoning:	I-G (Industrial General), City of Laurel
Type:	Warehouse/office
Year Built:	1968
Loading:	One loading dock (10'w x 9'h) Three loading docks (12'w x 10'h) One ramped dock (12'w x 10'h) Ability for additional loading
Truck Court:	125'
Utilities:	Public water and sewer; gas service
Ceilings:	13'
Columns:	47'w x 30'd





122 Lafayette Office Floor Plan (not to scale)



<b>Address:</b>	<b>114 Lafayette Avenue</b>
<b>Size:</b>	12,550± SF total
<b>Land:</b>	1.28± acres
<b>Zoning:</b>	I-G (Industrial General), City of Laurel
<b>Type:</b>	Insulated free span metal buildings on concrete slab

<b>Building:</b>	<b>114A</b>
<b>Size:</b>	6,650± SF (132.5' x 50.2')
<b>Loading:</b>	One at-grade drive-in (10'w x 12'w) Two at-grade drive-ins (14'w x 14'h)
<b>Ceiling:</b>	15'9" clear height at peak

<b>Building:</b>	<b>114B</b>
<b>Size:</b>	5,100± SF (85' x 60')
<b>Loading:</b>	One drive-in (12'w x 10'h) One door (12'w x 10'h) on loading platform
<b>Height:</b>	16'9" clear height at peak

<b>Building:</b>	<b>114C</b>
<b>Size:</b>	800± SF (40' x 20')
<b>Loading:</b>	One drive-in (10'w x 12'h)
<b>Height:</b>	15'2" clear height at peak



**DEMOGRAPHICS**



**POPULATION**



**HOUSEHOLDS**



**AVG. HOUSEHOLD INCOME**

	POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
1 Mile	14,223	5,643	\$97,260
3 Miles	100,761	37,599	\$128,496
5 Miles	173,246	60,954	\$141,176

*Demographics data derived from AlphaMap*

**LOCATION DESCRIPTION**

114 & 122 Lafayette Avenue are strategically located between Baltimore and Washington DC, with quick access to numerous highways and amenities. The sites are less than 3 miles from I-95 and the Baltimore-Washington Parkway (MD 295), approx. 10 miles from the Capital Beltway (I-495) and approx. 19 miles from the Baltimore Beltway (I-695). Additionally, these properties are adjacent to a MARC rail station, and only 15 miles from the BWI Airport. The City of Laurel offers a wide variety of restaurants, retail centers, convenience stores, and business parks, all within the vicinity of the subject properties.

