

SINGLE TENANT

\$9.50/SF NNN LEASE

COMMERCIAL LEASE

Excellent
location off
RT 40 &
Middle
River Road

**1116 MIDDLE RIVER RD
SUITE D**

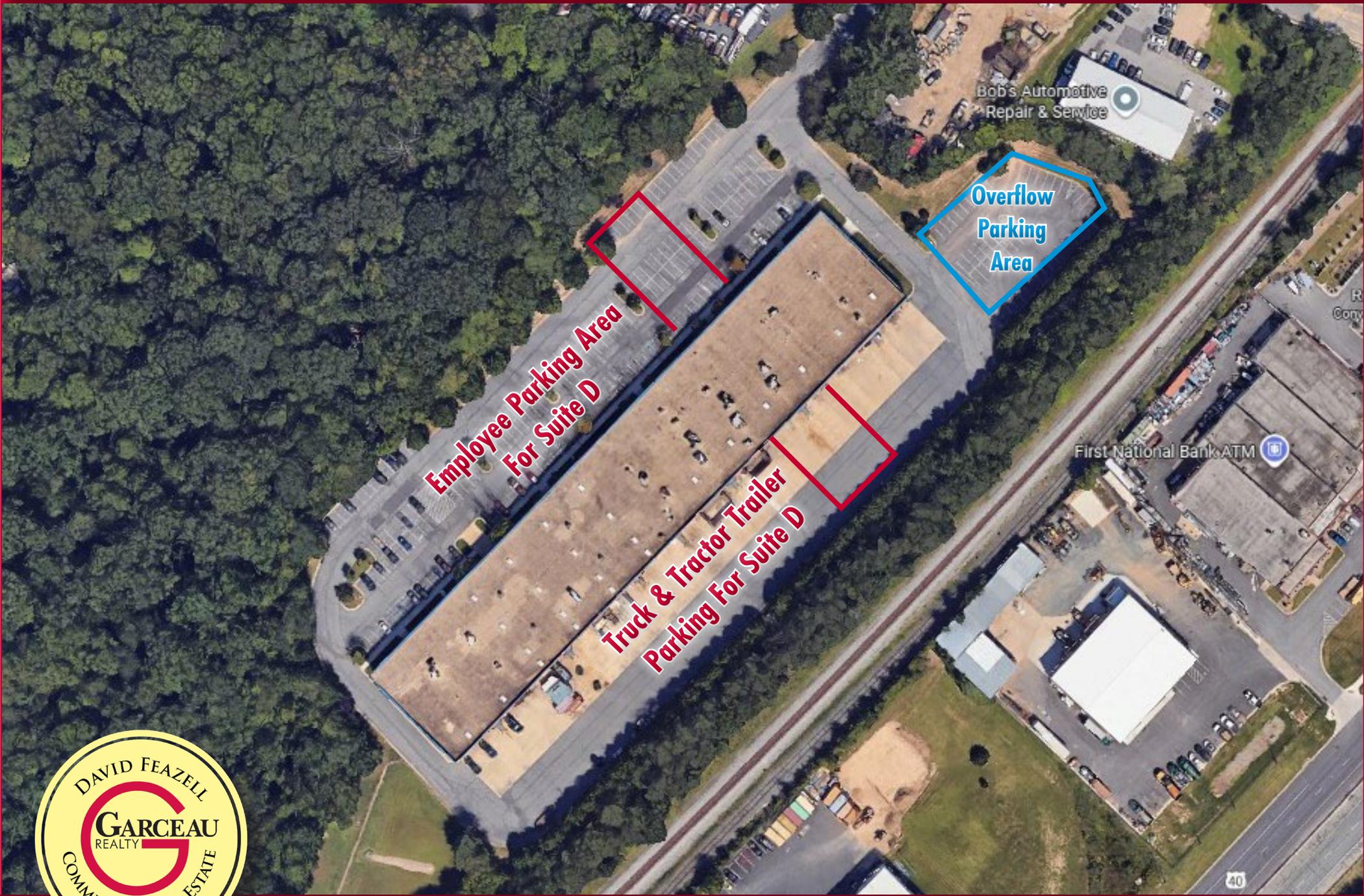
**MIDDLE RIVER
21220**



1 REMAINING SPACE AVAILABLE



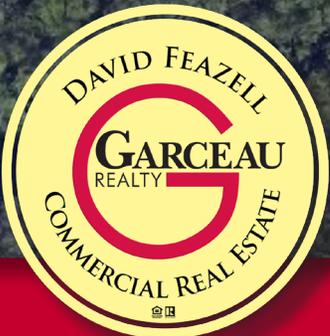
Listing Presented by David Fezell 443.299.7937 (c) | 410.803.0714 (o) | Garceau Realty



**Employee Parking Area
For Suite D**

**Truck & Tractor Trailer
Parking For Suite D**

**Overflow
Parking
Area**



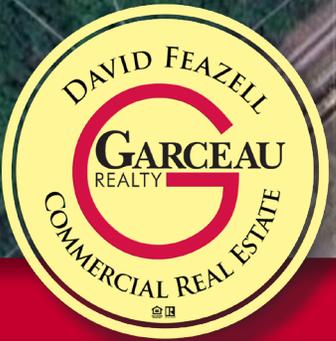


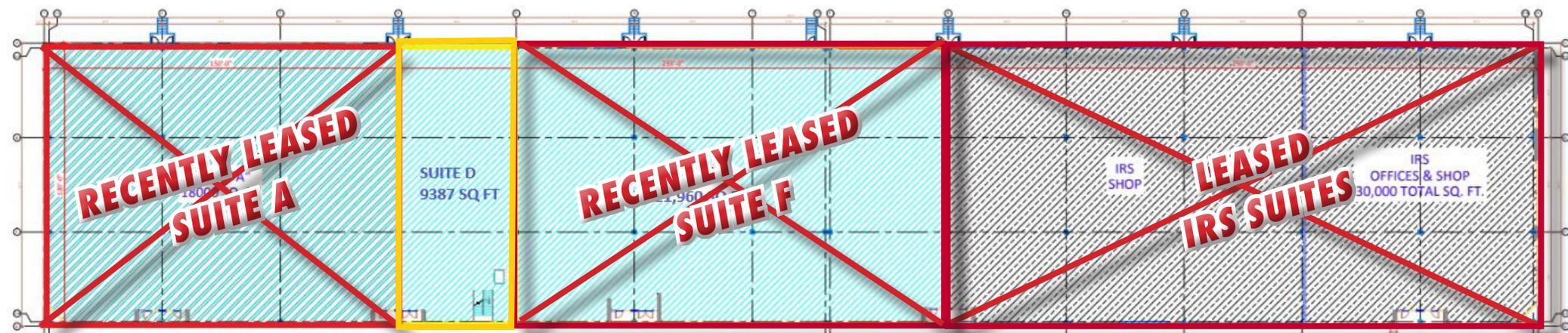
16,000 CARS PER DAY

32,000 CARS PER DAY

SUITE D
9,347 SF

SUITE F
21,900 SF





PROPERTY OVERVIEW: *Building Details*

1 Contiguous Space Available of 9,387sf

6,000 SF on Main level

3,387 SF of 2nd floor built out mezzanine office space

Conveniently located off RT 40 & Middle River Rd

Directly behind new Royal Farms store

Fios and Comcast High speed available

Gas Heat, 3 phase electric

Fully sprinklered

Professionally landscaped

Oversized parking lot

ML-IM zoning

1 Loading dock

24ft Clear ceiling height



SUITE D FLOOR PLAN

