

OUTSIDE STORAGE WITH WAREHOUSE FOR SALE/LEASE

8271 BROCK BRIDGE RD

Laurel, MD 20724

Available: 6,300 SF on 6.86 Acres



AVAILABLE: 6,300 SF ON 6.86 ACRES

LISTING DATA

AVAILABLE SF: 6,300
LAND: 6.86 Acres

ECONOMIC DATA

SALE PRICE: \$6,100,000
LEASE RATE: \$30,000/M

PROPERTY INFORMATION

COUNTY: Anne Arundel

BUILDING DATA

TOTAL BUILDING SF: 6,300 SF
YEAR BUILT: 1988
ZONING: W2

PROPERTY OVERVIEW

Introducing an exceptional owner/user opportunity in Laurel, MD! This 6.86-acre, W2-zoned property features a 6,300 SF warehouse with a small, dedicated office component and two 14' high drive-through bays (four doors total), plus an additional/separate office trailer on site. Perfect for industrial users seeking the rare advantage of ample outdoor storage. This site offers functionality, flexibility, and room to grow. Its strategic location between Baltimore and Washington, DC, further enhances its appeal, making it a highly desirable asset in the Maryland market.

PROPERTY HIGHLIGHTS

- 16' Clear Height
- 4 - 14 Foot High Drive-In Doors
- Water & Sewer
- Can be demised as small as 1 acre
- Small office component in the 6,300 SF building
- Additional office trailer on site

Kate Jordan, SIOR
Principal
410.336.5314
kjordan@lee-associates.com

Marley Black, SIOR
Principal
443.741.4050
mblack@lee-associates.com

Samantha Eckels
Associate
443.741.4047
seckels@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

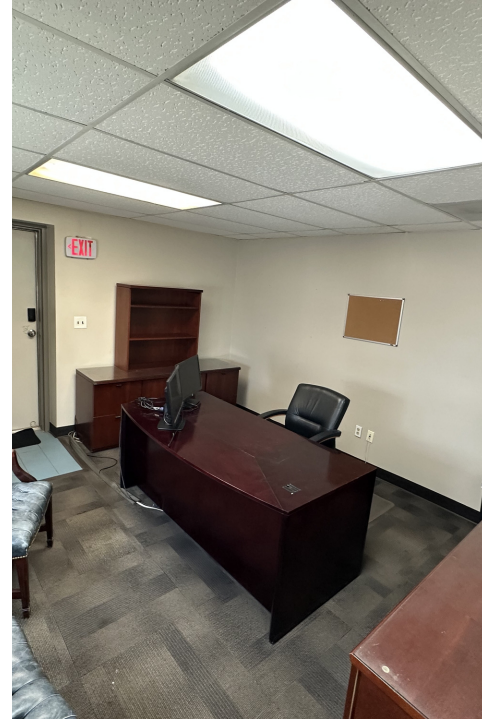
OUTSIDE STORAGE WITH WAREHOUSE FOR SALE/LEASE

8271 BROCK BRIDGE RD

Laurel, MD 20724

Available: 6,300 SF on 6.86 Acres

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Kate Jordan, SIOR
Principal
410.336.5314
kjordan@lee-associates.com

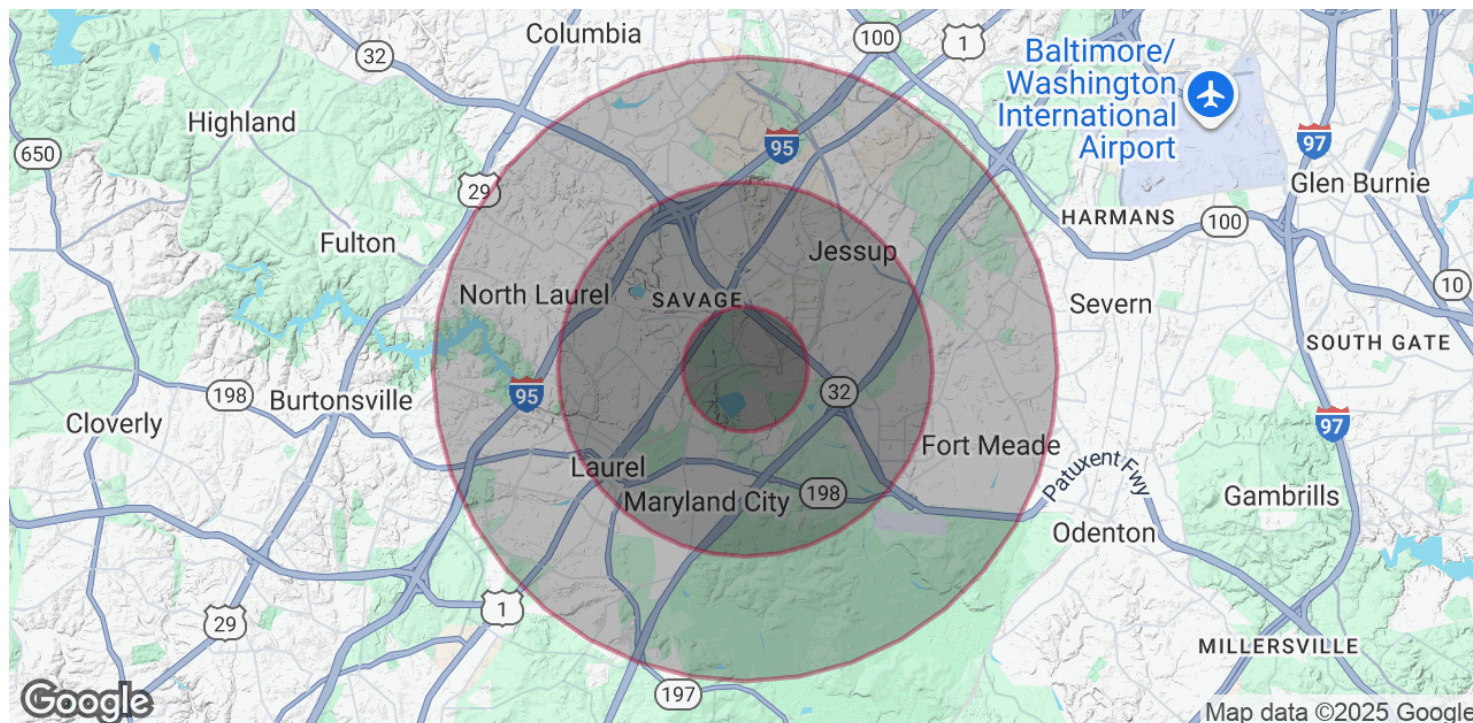
Marley Black, SIOR
Principal
443.741.4050
mblack@lee-associates.com

Samantha Eckels
Associate
443.741.4047
seckels@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

8271 BROCK BRIDGE RD

Available: 6,300 SF on 6.86 Acres



5 MILES

Total Population	4,937	72,546	191,651
Average Age	39	37	37
Average Age (Male)	38	36	36
Average Age (Female)	40	37	38

5 MILES

Total Households	1,880	24,803	68,644
# of Persons per HH	2.6	2.9	2.8
Average HH Income	\$152,270	\$127,406	\$138,807
Average House Value	\$443,314	\$435,183	\$460,523

Demographics data derived from AlphaMap

Kate Jordan, SIOR
Principal
410.336.5314
kjordan@lee-associates.com

Marley Black, SIOR
Principal
443.741.4050
mblack@lee-associates.com

Samantha Eckels
Associate
443.741.4047
seckels@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.