



**9115 Whiskey Bottom Road
Bay C, Laurel, MD 20723**

AVAILABLE IMMEDIATELY
5,953+/- SF - BAY C
LEASE RATE: \$11.50/SF NNN

For more information:

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Property Features

SIZE: 63,158 SF building.

ROOF: Ballasted single-ply rubber membrane.

EXTERIOR WALLS: Architectural block - dry vit.

GLASS: One inch insulated tinted.

FLOOR: Five inch concrete slab, reinforced, on stone, with vapor barrier.

LOADING: Insulated metal 8"x10" dock-high doors, painted. Dock bumpers. Drive-in doors optional.

COMMUNICATIONS: Fiber optics available.

BAY SIZES: Width 35' 10", Depth from 123' to 140'.

CEILING HEIGHTS: 20' clear.

SPRINKLER SYSTEM: Wet System.

HEAT: Gas fired hung unit heaters, thermostatically controlled. High pressure gas.

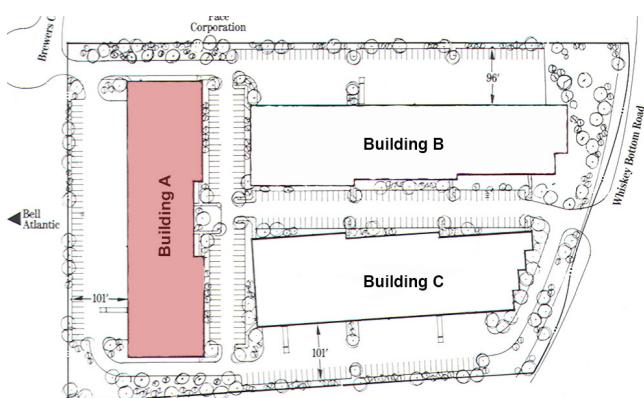


ELECTRICAL: 200 amps per bay tenant - 480V. 3 phase 4 wire main service.

PARKING: 352 total for site.

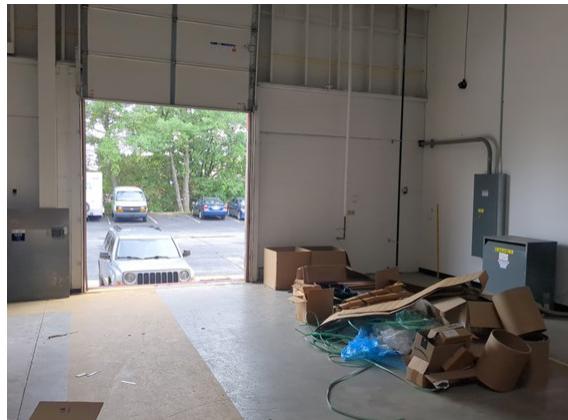
ZONING: M-2 (Heavy Industrial) Howard County.

OFFICE SPACE: Finished to suit Tenant.



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.

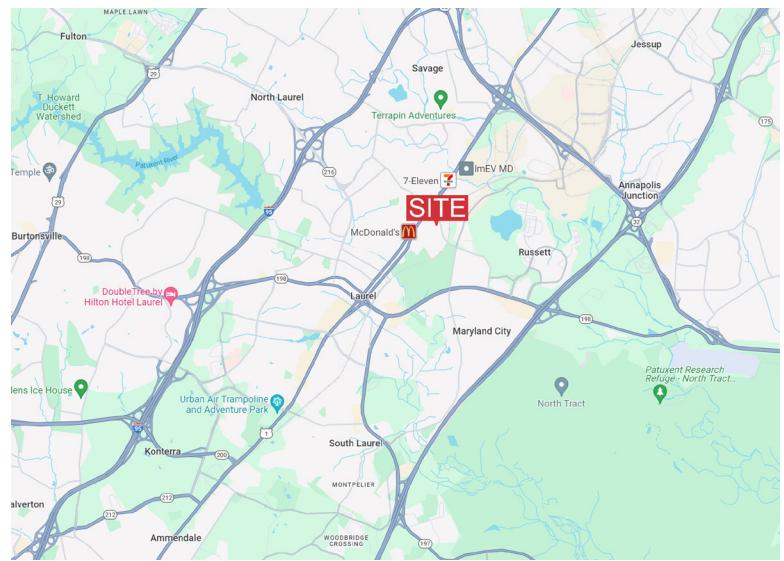
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MISCELLANEOUS

Extensive landscaping.
Skylights to provide optimal light.
Mezzanine ability. Exterior lighting on building and in parking lot. Outside screened storage considered. Signage and protective covenants for the Tenant's benefit. Responsive Owner Management.

For Lease
Whiskey Bottom Trade Center
Laurel, MD



Whiskey Bottom Trade Center

is a master-planned Warehouse/Distribution/Office Center located in Laurel, Maryland; the center of the Baltimore/Washington corridor.

