



1303 ENTERPRISE CT

BEL AIR, MARYLAND 21015

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Rarely available small flex space in Bel Air
- Many nearby amenities
- Drive-in door with contractor yard around back
- Multiple first and second floor office spaces
- Great for service businesses
- Warehouse space available in units
- Multiple bathrooms and kitchenette in suites

AVAILABLE:

SUITE C: 1ST FLOOR-1,928 SF ±
SUITE D: 1ST FLOOR-1,400 SF ±
2ND FLOOR-944 SF ±

BUILDING SIZE:

7,895 SF ±

LOT SIZE:

2.13 ACRES ±

DRIVE-IN:

12' W x 12' H

CLEAR HEIGHT:

21'

ZONING:

GI (GENERAL INDUSTRIAL)

RENTAL RATE:

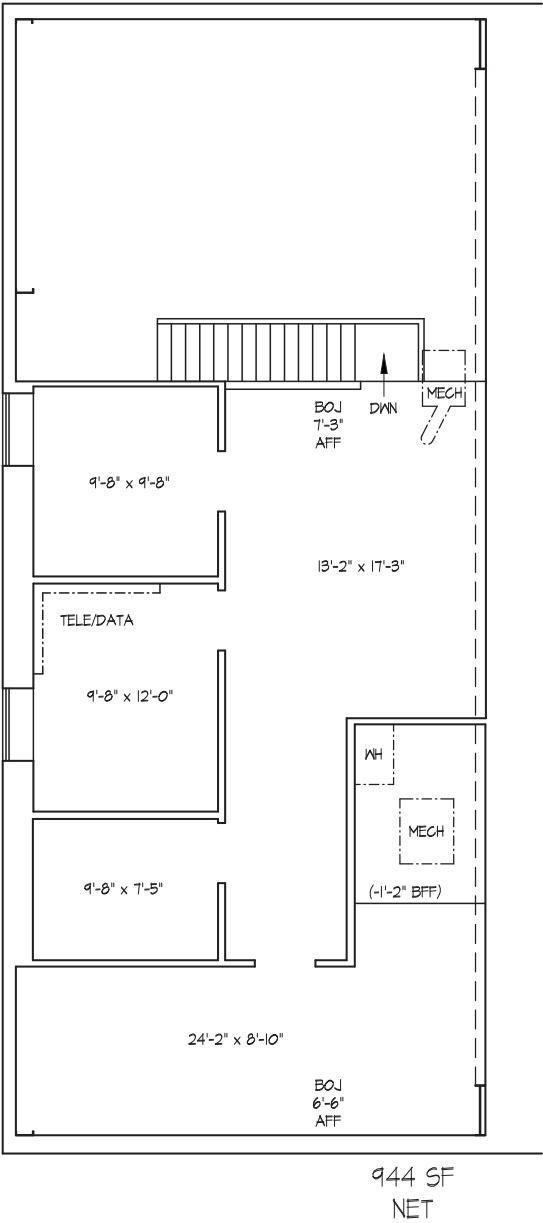
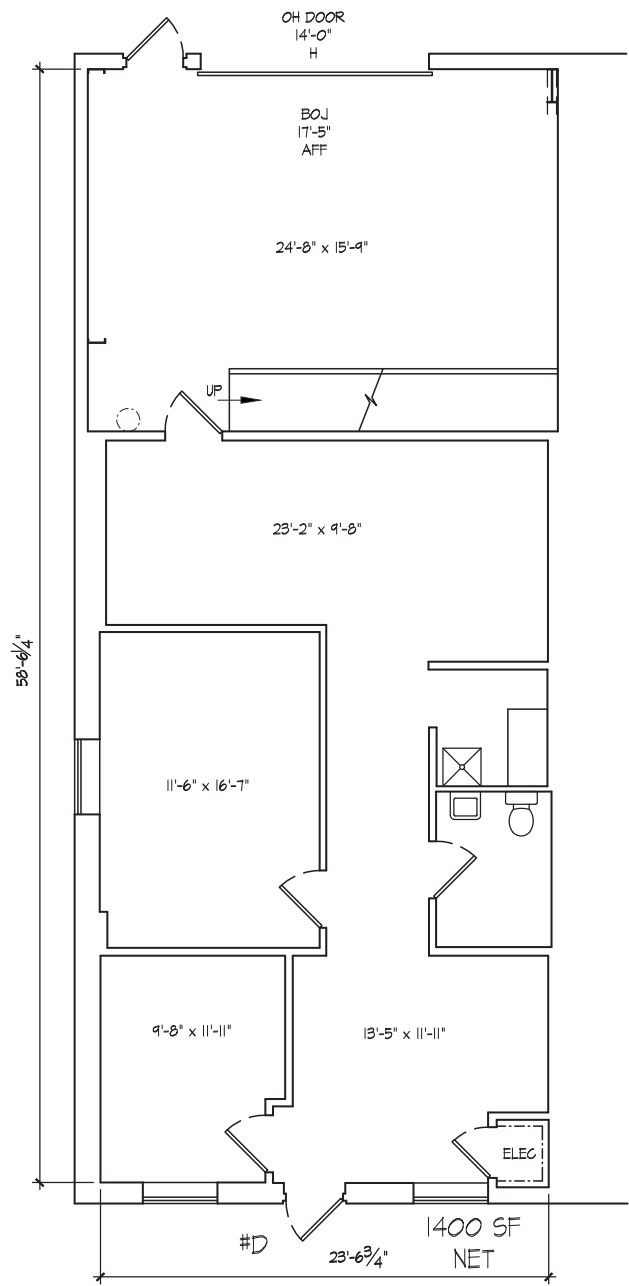
\$15.00 PSF, NNN



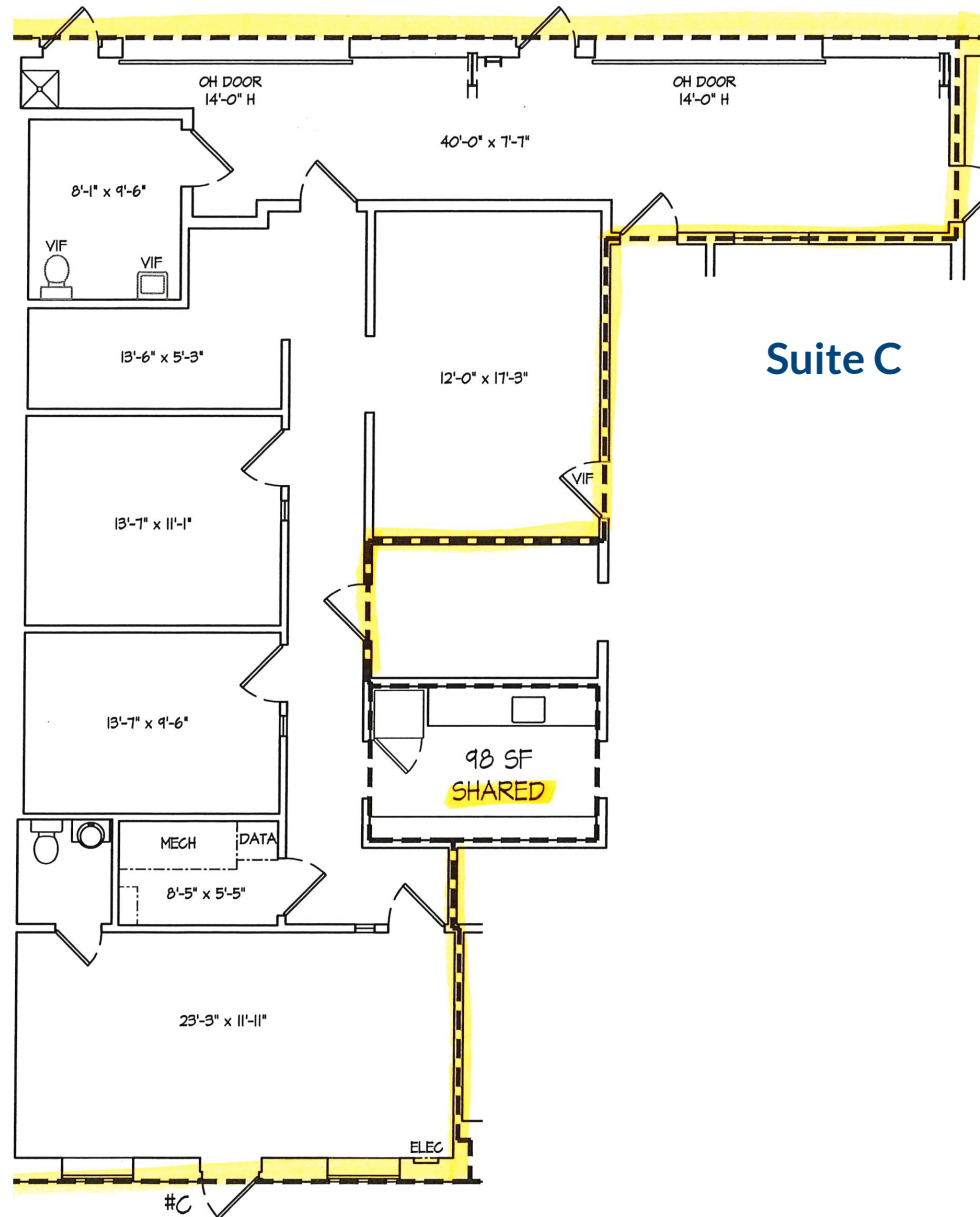
GOOGLE STREET VIEW

FLOOR PLAN

Suite D



FLOOR PLAN



LOCAL BIRDSEYE



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



4,361

45,485

84,135

DAYTIME POPULATION



4,222

45,335

8,346

AVERAGE HOUSEHOLD INCOME



\$170,663

\$137,600

\$146,851

NUMBER OF HOUSEHOLDS



1,490

17,085

31,501

MEDIAN AGE



38.3

41.1

42.4

FULL DEMOS REPORT



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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