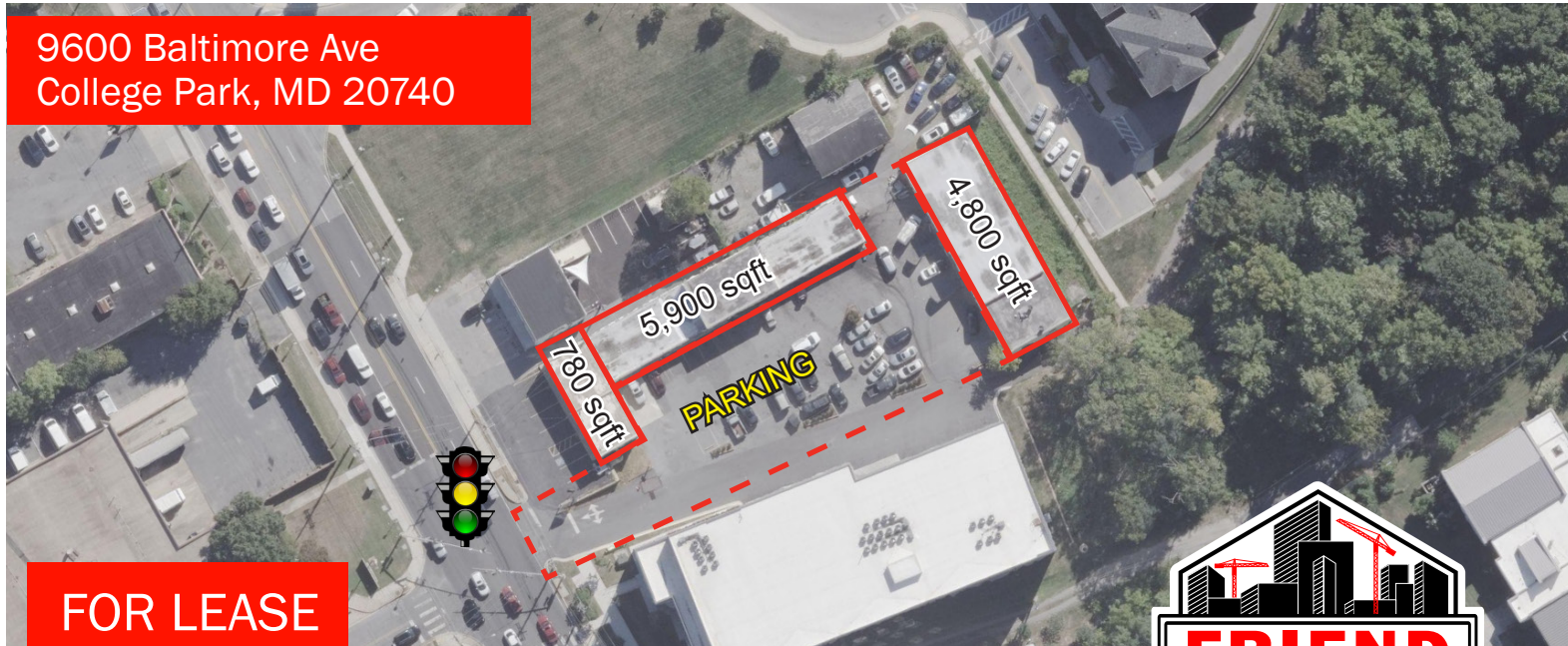


9600 Baltimore Ave
College Park, MD 20740



FOR LEASE



Automotive Body Shop & Warehouse Off The Beltway – Great Signage

- Total of 11,480 sqft auto Service Center and Body Shop space (Divisible)
- Multiple service bays and an office space
- Zoned NAC – $\pm 10'$ ceiling height with ample parking
- Pre-existing approved special exception for Auto Service – Several vehicle lifts
- Off Baltimore Ave with great proximity to I-495
- **\$18 per sqft NNN - Lease options:**
 - 4,800 sqft standalone with 3 bay doors & approval paint booth
 - 6,680 sqft: 9 Bay doors with approx. 1,200 sqft of 2nd story office
 - 11,480 sqft: Combined above spaces - 12 bay doors

KENNETH GRIFFIN, SIOR
Commercial Salesperson

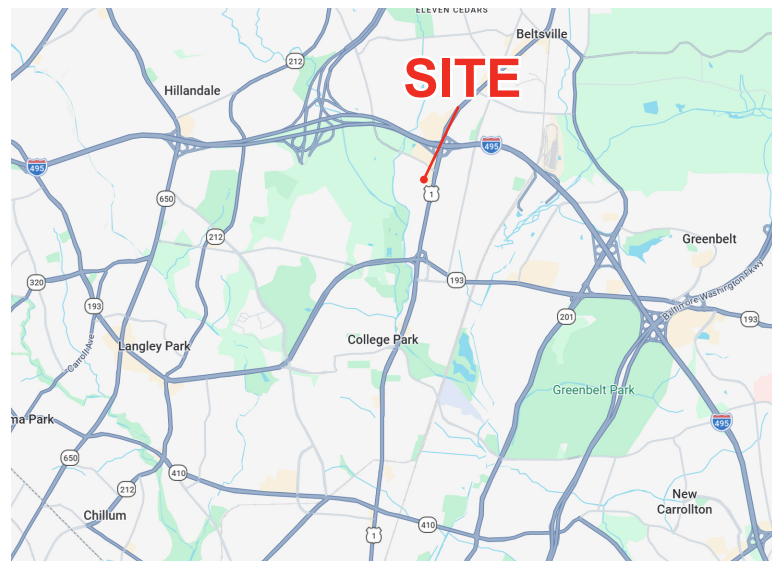
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JOHN FRIEND
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