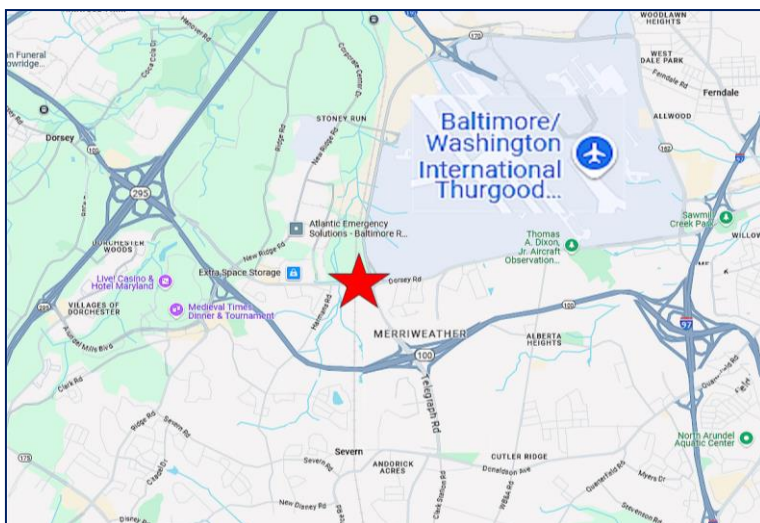




For **SALE** W2 Industrial-Light Investment or Owner Occupant

1225 Old Dorsey Rd, Harmans MD Industrial Lot Area - 1.2 acres

2,700 sf - Industrial Warehouse / 1,300 sf historical building for offices
100% leased to solid credit tenant – could deliver vacant for USER



- **Great location and access**
- Warehouse with offices, bathroom/shower
- Outside storage, materials storage, Equipment and truck parking, fully fenced and gated lot
- Parking spaces in front outside gate
- Warehouse 2 Roll up doors drive in at grade
- Existing historic post office building for use as offices or to redevelop



Shircliff Commercial Real Estate
5815 Cove Landing Rd Unit 203,
Burke, VA 22015

PETER MECHLIN
Cell 703-371-8419
pmechlin@uscomcom.com

DISCLAIMER: This information is deemed to be reliable or has been secured from sources we believe to be reliable; regardless there is no representation or warranty, expressed or implied, as to the accuracy of the information. All references are approximate, including age, sq. footage, income, and expenses. All parties should conduct their own independent investigations and rely solely on those results. The Owner and Shircliff Commercial Real Estate, LLC reserve the right to withdraw or amend the offering at any time without notice to any party.



1225 Old Dorsey Site Aerial



Shircliff Commercial Real Estate
5815 Cove Landing Rd Unit 203,
Burke, VA 22015

PETER MECHLIN
Cell 703-371-8419
pmechlin@uscomcom.com

DISCLAIMER: This information is deemed to be reliable or has been secured from sources we believe to be reliable; regardless there is no representation or warranty, expressed or implied, as to the accuracy of the information. All references are approximate, including age, sq. footage, income, and expenses. All parties should conduct their own independent investigations and rely solely on those results. The Owner and Shircliff Commercial Real Estate, LLC reserve the right to withdraw or amend the offering at any time without notice to any party.



1225 Old Dorsey – Entrance area



Shircliff Commercial Real Estate
5815 Cove Landing Rd Unit 203,
Burke, VA 22015

PETER MECHLIN
Cell 703-371-8419
pmechlin@uscomcom.com

DISCLAIMER: This information is deemed to be reliable or has been secured from sources we believe to be reliable; regardless there is no representation or warranty, expressed or implied, as to the accuracy of the information. All references are approximate, including age, sq. footage, income, and expenses. All parties should conduct their own independent investigations and rely solely on those results. The Owner and Shircliff Commercial Real Estate, LLC reserve the right to withdraw or amend the offering at any time without notice to any party.



SCRE, LLC

1225 Old Dorsey – Warehouse exterior



SCRE, LLC

Shircliff Commercial Real Estate
5815 Cove Landing Rd Unit 203,
Burke, VA 22015

PETER MECHLIN
Cell 703-371-8419
pmechlin@uscomcom.com

DISCLAIMER: This information is deemed to be reliable or has been secured from sources we believe to be reliable; regardless there is no representation or warranty, expressed or implied, as to the accuracy of the information. All references are approximate, including age, sq. footage, income, and expenses. All parties should conduct their own independent investigations and rely solely on those results. The Owner and Shircliff Commercial Real Estate, LLC reserve the right to withdraw or amend the offering at any time without notice to any party.



1225 Old Dorsey – Warehouse interior



Shircliff Commercial Real Estate
5815 Cove Landing Rd Unit 203,
Burke, VA 22015

PETER MECHLIN
Cell 703-371-8419
pmechlin@uscomcom.com

DISCLAIMER: This information is deemed to be reliable or has been secured from sources we believe to be reliable; regardless there is no representation or warranty, expressed or implied, as to the accuracy of the information. All references are approximate, including age, sq. footage, income, and expenses. All parties should conduct their own independent investigations and rely solely on those results. The Owner and Shircliff Commercial Real Estate, LLC reserve the right to withdraw or amend the offering at any time without notice to any party.