

FOR LEASE

INDUSTRIAL WAREHOUSE

29655 Connelly Mill Rd Delmar, Maryland 21875

LEASE PRICE \$5,700 / Month + Electric

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PROPERTY DESCRIPTION

Brand new 4,000 sq ft buildings, each includes 3 acres of cleared and level land, with railroad access. First phase construction has an estimated completion of May 2026. Each to be equipped with 2 pedestrian entrances, electric, lighting, shared well, concrete floors, large 16' roll up doors on each end, and a large barn style double slider. The driveways will be upgraded with millings for added stability. Additional acreage can be added for \$1,000/month per acre, up to 10 additional acres for a maximum acreage of 13 acres per building.

PROPERTY HIGHLIGHTS

- Proximity and easy access to US Rt. 13 and Rt. 50
- Brand new construction with railroad access
- Additional acreage available
- Heavy Industrial Zoning

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OFFERING SUMMARY

Lease Price	\$5,700/Mo
Number of Units	2
Lot Size	3 AC
Building Size	4,000 SF

*Price and specs are per unit



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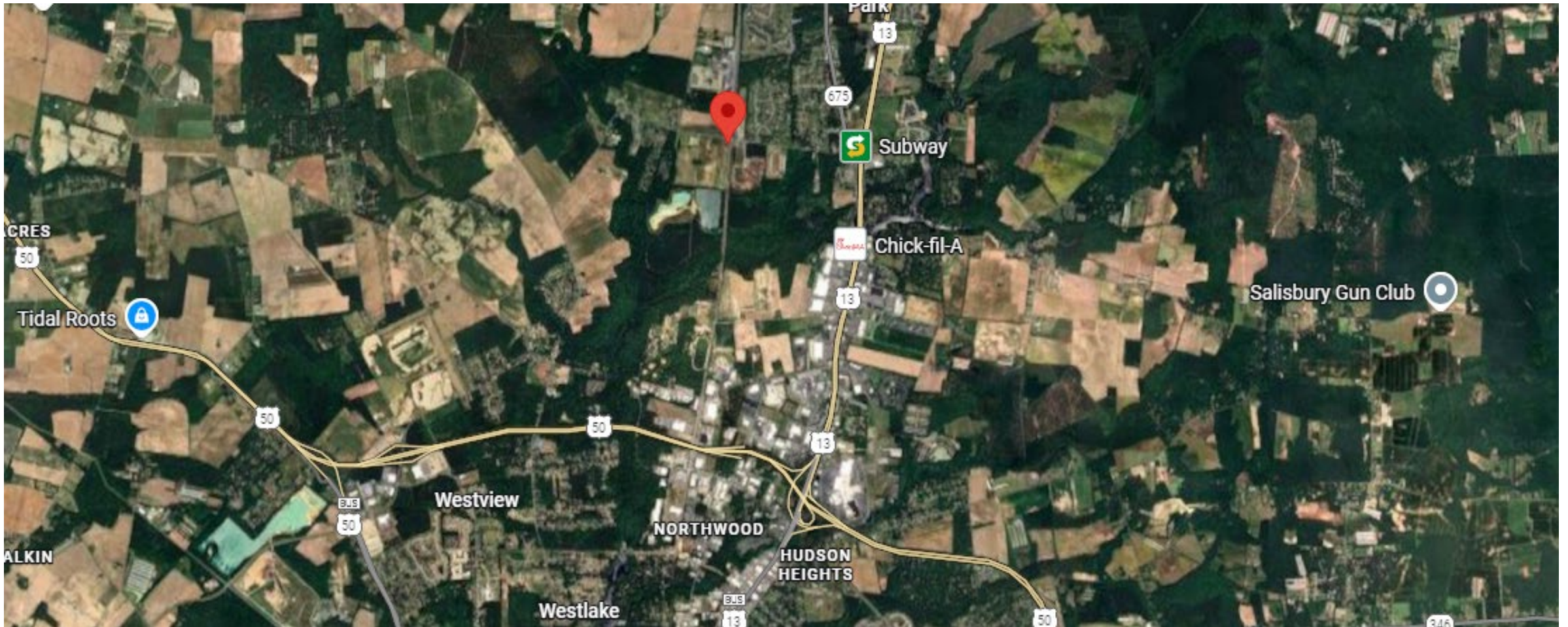
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