



WILLIAM PACA INDUSTRIAL PARK

1309-1311 CONTINENTAL DRIVE | ABINGDON, MARYLAND 21009

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Suite signage opportunity with Rt. 7 visibility
- Wonderful window line
- Efficient layouts with offices, conference room, and open areas
- Signalized intersection for easy “in and out”
- Office and warehouse potential
- Excellent value!



AVAILABLE:

5,484 - 18,525 SF
OF FLEX OFFICE SPACE
1309 SUITE A: 8,857 SF*
1309 SUITE K: 9,668 SF*
*COMBINE TO 18,525 SF
1309 SUITE M: 6,360 SF
1309 SUITE O: 6,465 SF
1311 SUITE A: 12,888 SF (OFFICE)
1311 SUITE G: 5,484 SF (OFFICE)

OCCUPANCY:

IMMEDIATE

PARKING:

4 : 1,000 SF

TERM:

3 - 5 YEARS

RENTAL RATE:

WAREHOUSE: \$11.00 SF NNN
OFFICE: \$14.00 SF NNN



GOOGLE STREET VIEW



AERIAL



5,484 SF

12,888 SF

6,360 SF

6,465 SF

9,668 SF

8,857 SF

Philadelphia Road

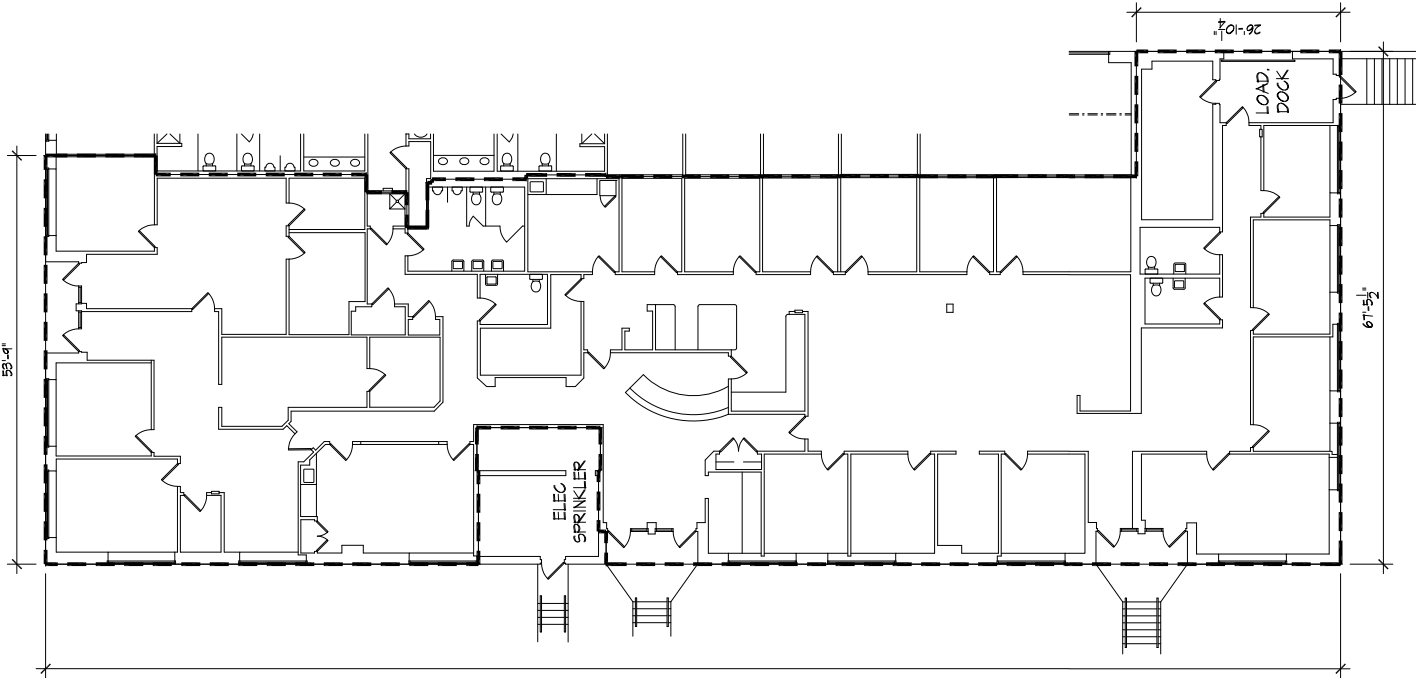
Continental Drive

Map

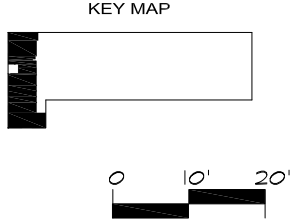
Google



FLOOR PLAN: 1309 - SUITE A



1309 A
 SCHAFER CONST
 8857 SF



**1309 A
 PACA**
 ABINGDON, MD

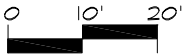
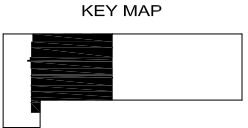
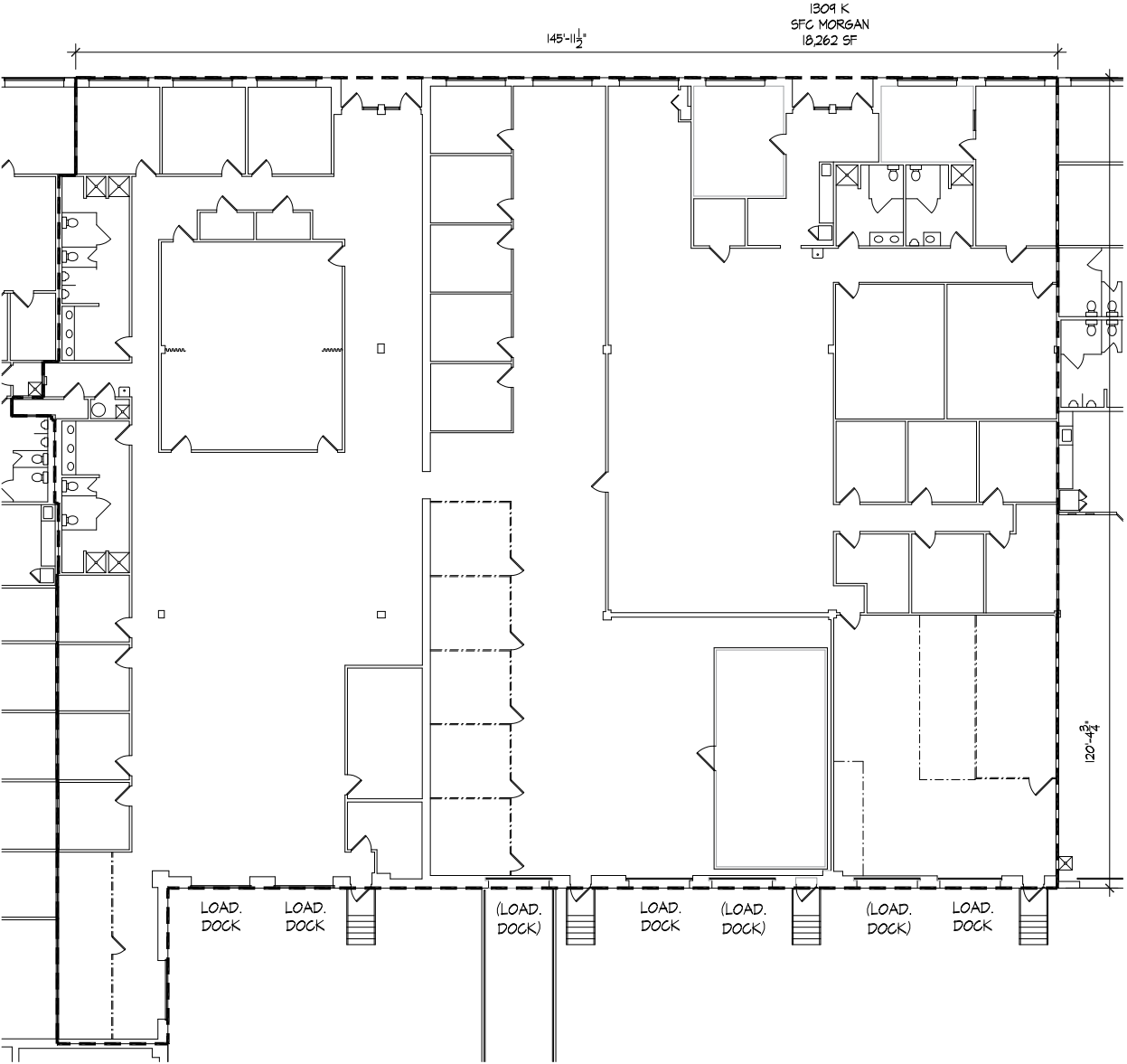
DATE: 9.15.13
 DRAWING:
13024
 SCALE:
 1" = 20'
 SHT SIZE:
 8,5 x 11

1309A

410 . 466 . 1034
**Architectural
 Building
 Surveys**

**Trisun
 Financial
 Group**
 410 . 653 . 5550

FLOOR PLAN: 1309 - SUITE K



1309 K
PACA
ABINGDON, MD

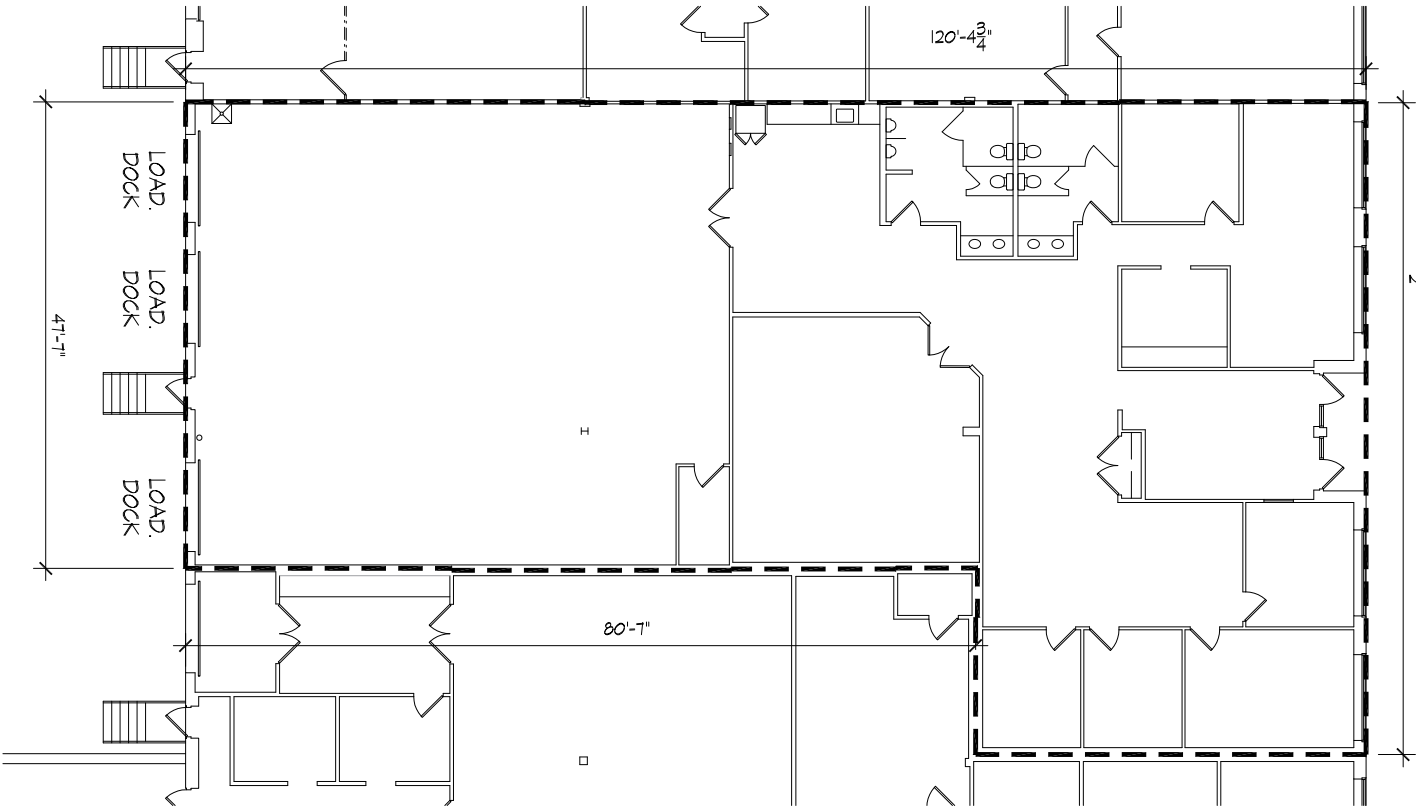
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1309K

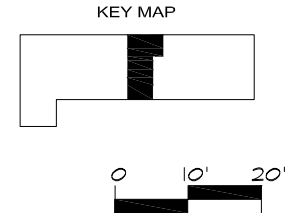
410.466.1034
Architectural Building Surveys

Trisun Financial Group
410.653.5550

FLOOR PLAN: 1309 - SUITE M



1309 M
 VETERAN CORPS
 6405 SF



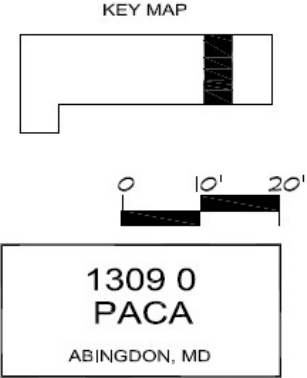
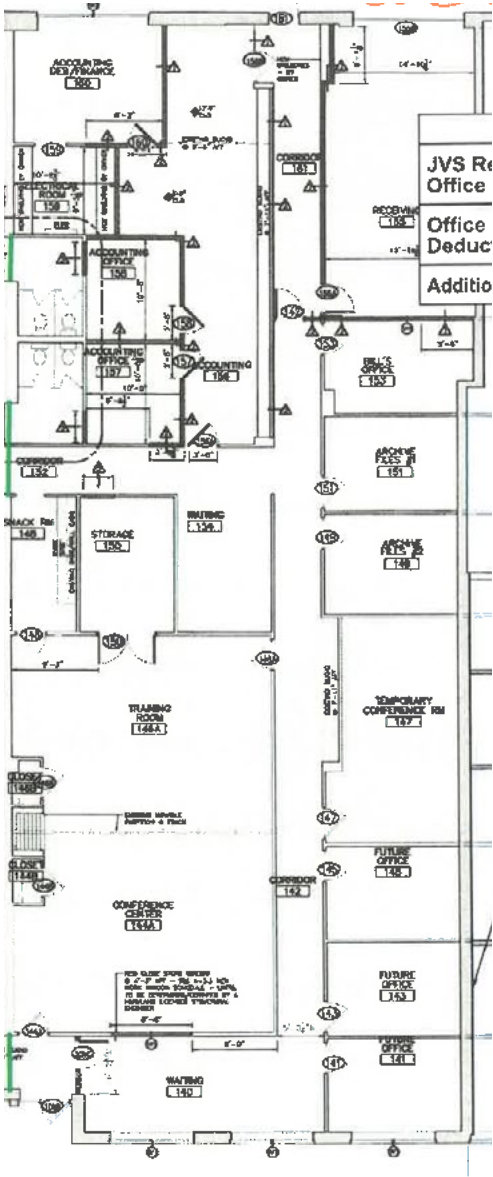
1309 M
PACA
 ABINGDON, MD

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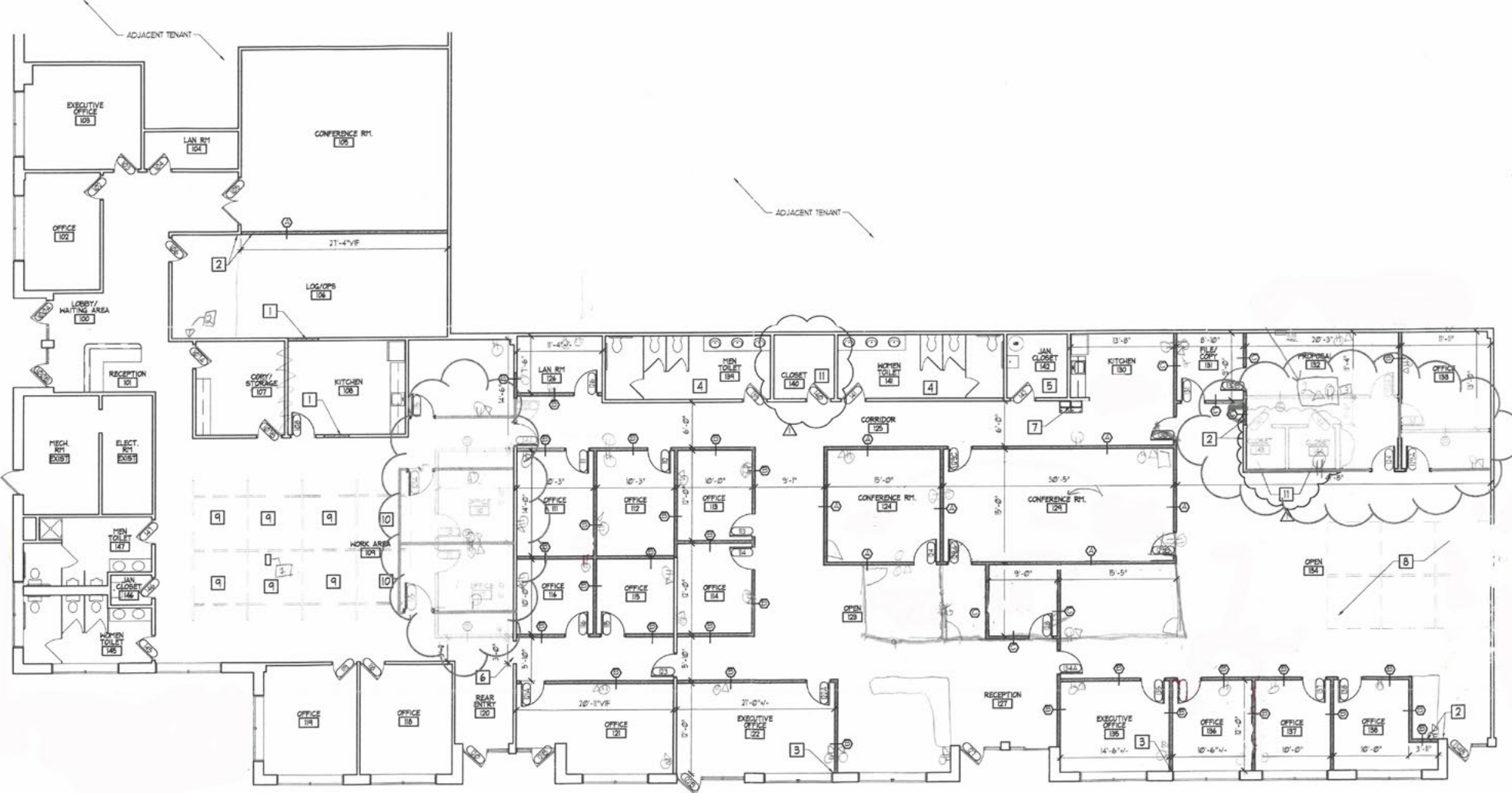
1309M



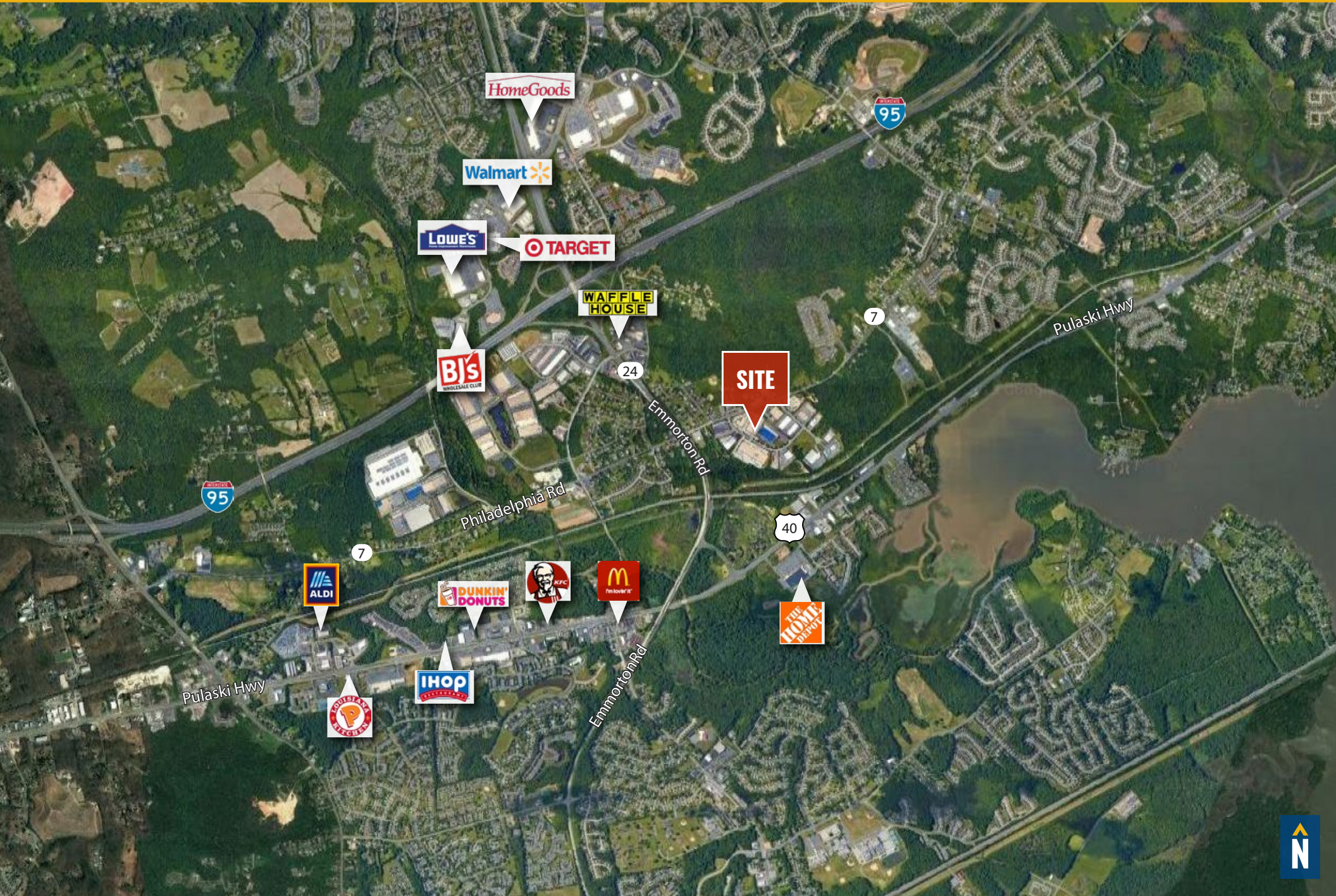
FLOOR PLAN: 1309 - SUITE 0



FLOOR PLAN: 1311 - SUITE A



TRADE AREA



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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