



2 CREAMERY WAY

2 CREAMERY WAY EMMITSBURG, MD 21727



FOR LEASE

AVAILABILITY

14,650 SF Total

- 11,405 SF Warehouse
- 3,245 SF Office

Free standing industrial property with secured outdoor storage.

\$14/NNN

KENNETH FELLOWS

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PROPERTY HIGHLIGHTS

This industrial property is comprised of warehouse space and is equipped with front office space that is usable for tenants. Conveniently located only 0.2 miles off Rt. 15, this property provides easy access to Rt.15, I-70, and I-270.

- 11,405 SF Warehouse
- 3,245 SF Office
- 4.41 Acres fenced yard with pole barn

| WAREHOUSE | |
|---------------|--|
| Building Size | 14,650 SF 11,405 - Warehouse 3,245 - Office |
| Water | City |
| Sewer | City |
| Gas | Natural |
| Power Supply | Phase 3 |
| Drive Ins | 7 Total |
| Zoning | Industrial Park (IP)/ Light Industrial, Town of Emmitsburg |

| AMENITIES |
|-----------------------|
| Outdoor Storage Space |
| Fenced Lot |
| Shallow Bay |
| Mezzanine |

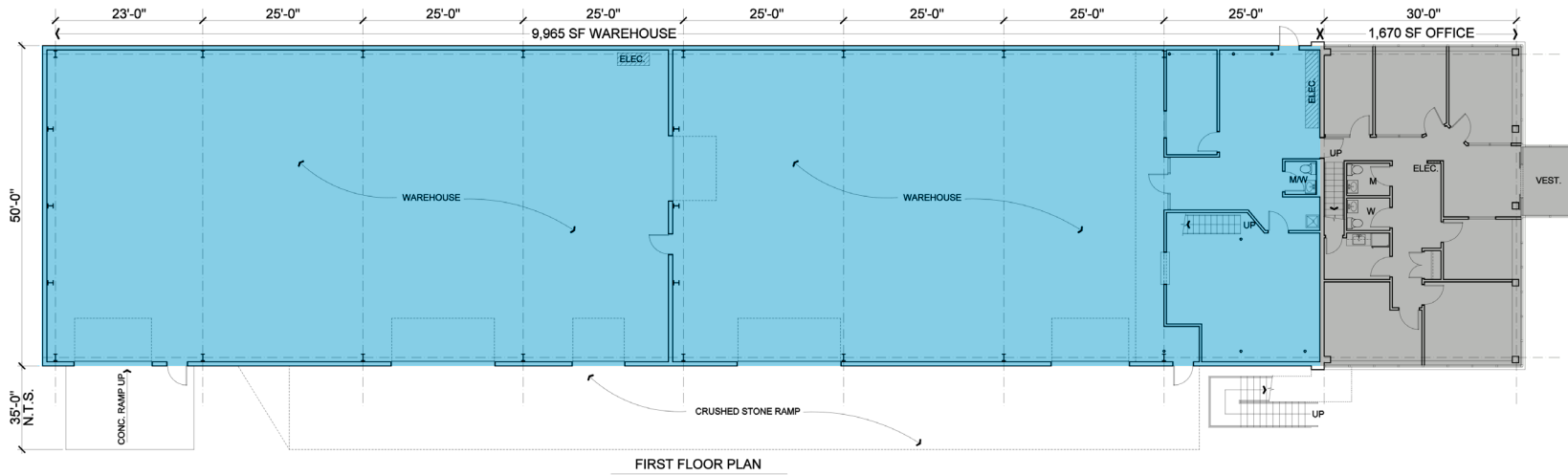
FLOOR PLAN

2 CREAMERY WAY

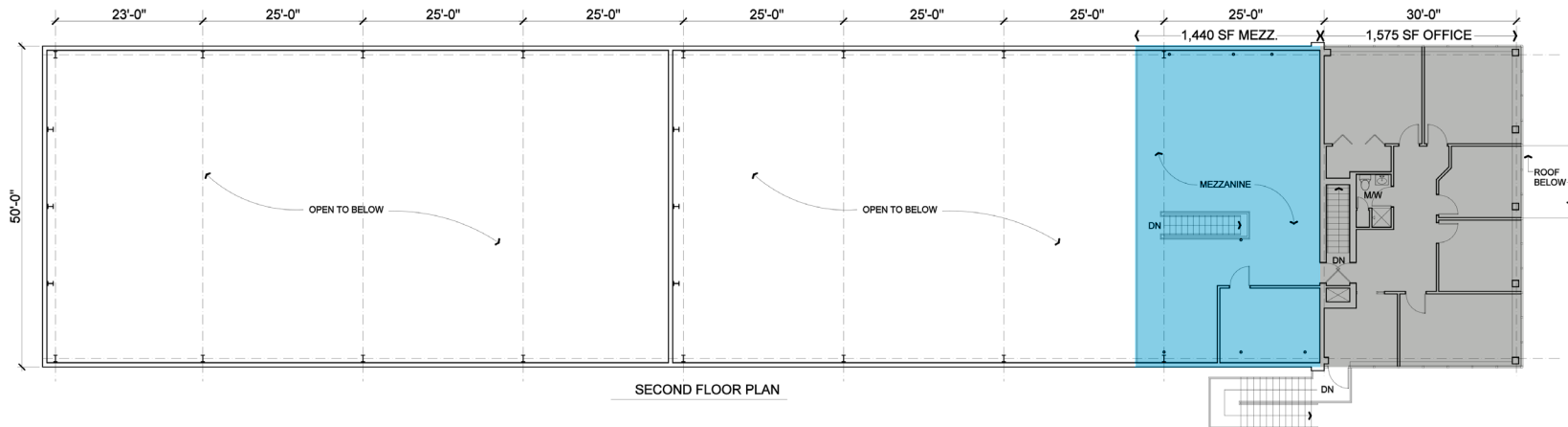
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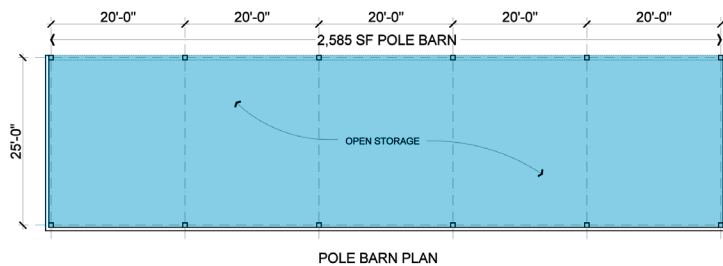
First Floor



Second Floor



Pole Barn



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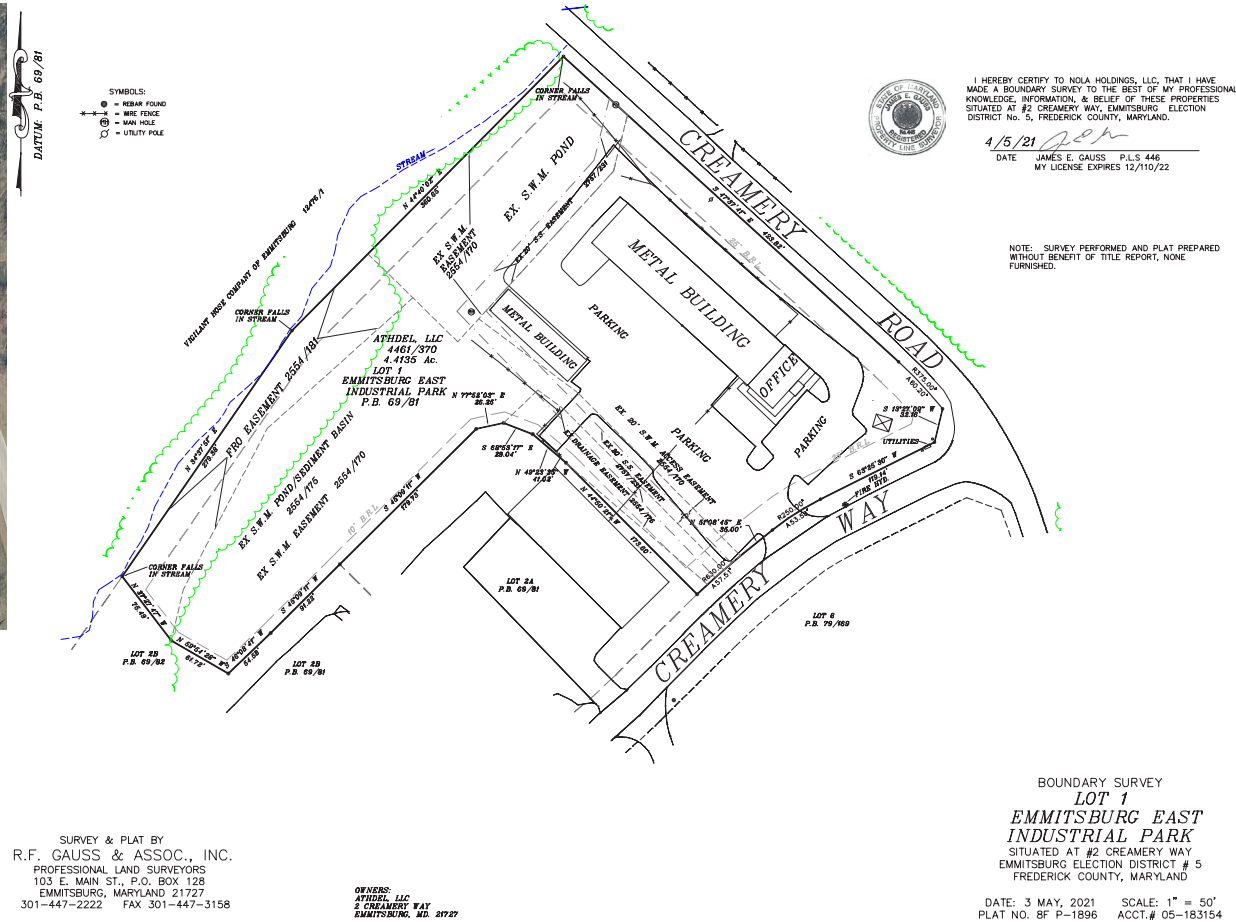
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LAND

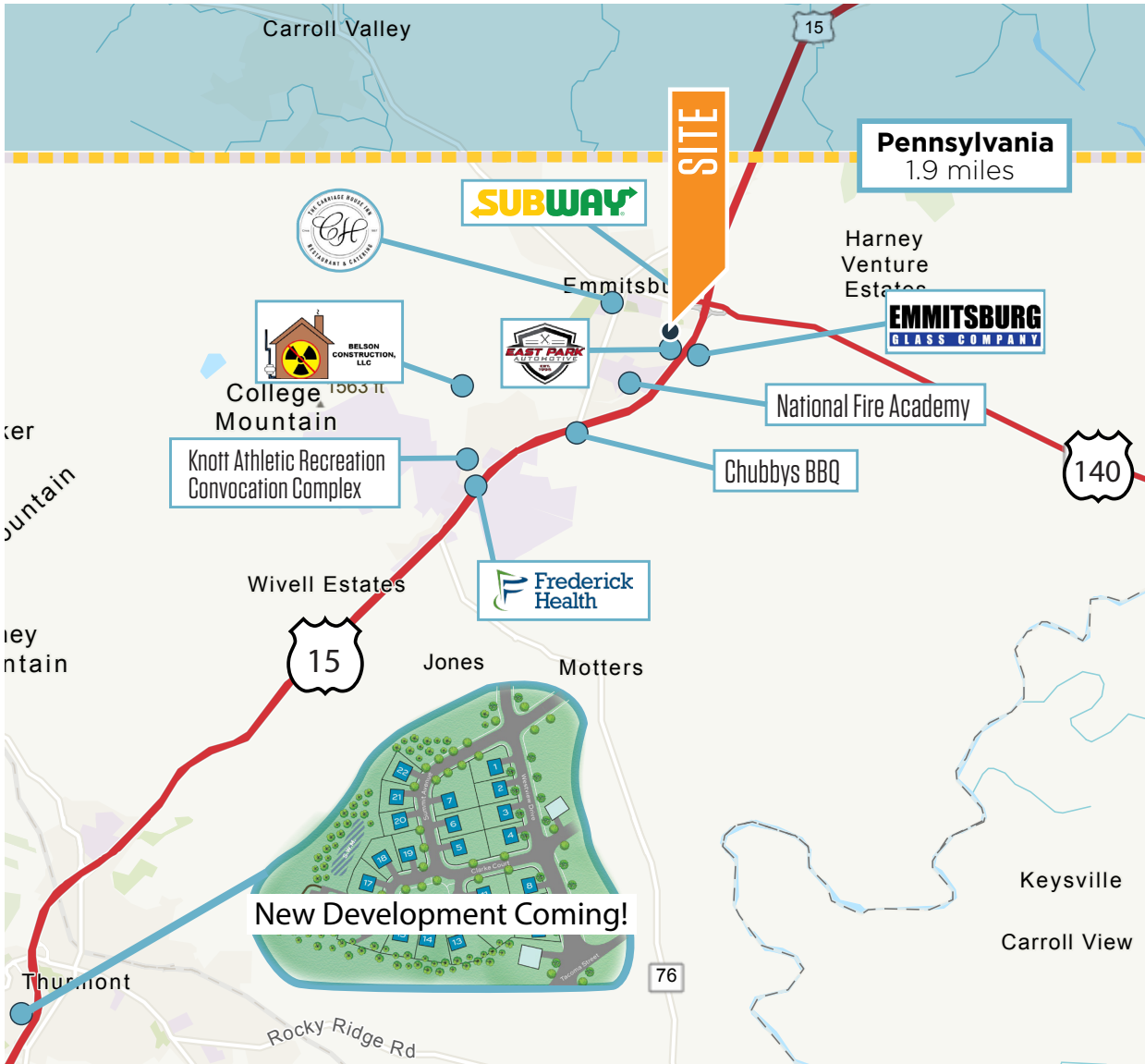
Land Acres: 4.41 AC

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Transportation

| Distance to Highway | |
|---------------------|-----------|
| Route 15 | 0.2 miles |
| Route 40 | 8.6 miles |
| I-70 | 25 miles |
| I-270 | 25 miles |
| I-81 | 34 miles |

| Commuter Rail | |
|---------------|------------|
| MARC Station | 24.7 miles |

| Airport | |
|------------------------------------|------------|
| Fredrick Municipal | 24.1 miles |
| Hagerstown Regional | 27.3 miles |
| Baltimore/Washington International | 57.4 miles |
| Dulles International | 64.8 miles |
| Ronald Reagan Washington | 73.7 miles |

| Distance to Cities | |
|--------------------|-----------|
| Pennsylvania | 1.9 miles |
| Frederick | 17 miles |
| Hagerstown | 23 miles |
| Baltimore | 45 miles |
| Washington, DC | 62 miles |

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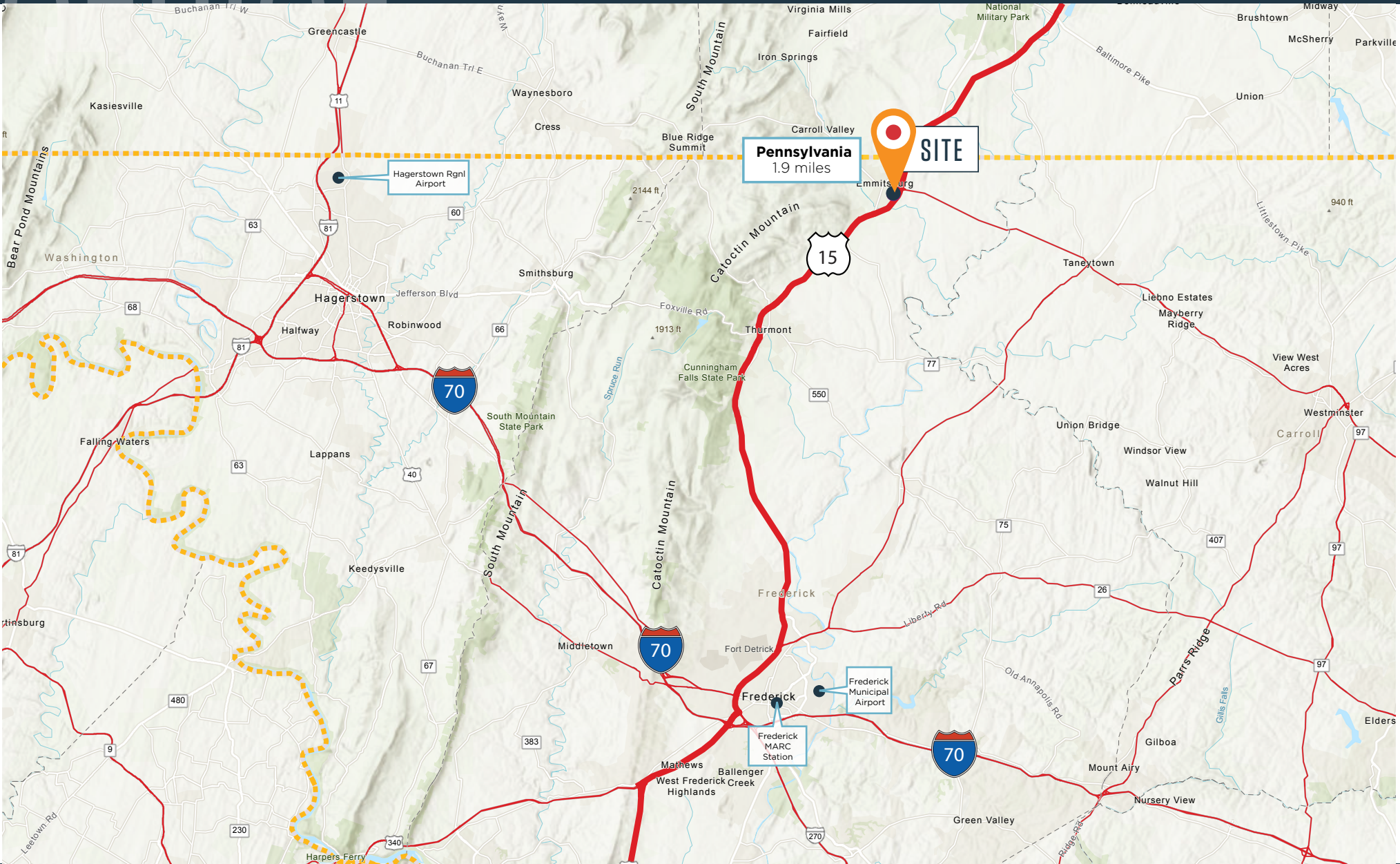
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FOR MORE INFORMATION, PLEASE CONTACT:

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