

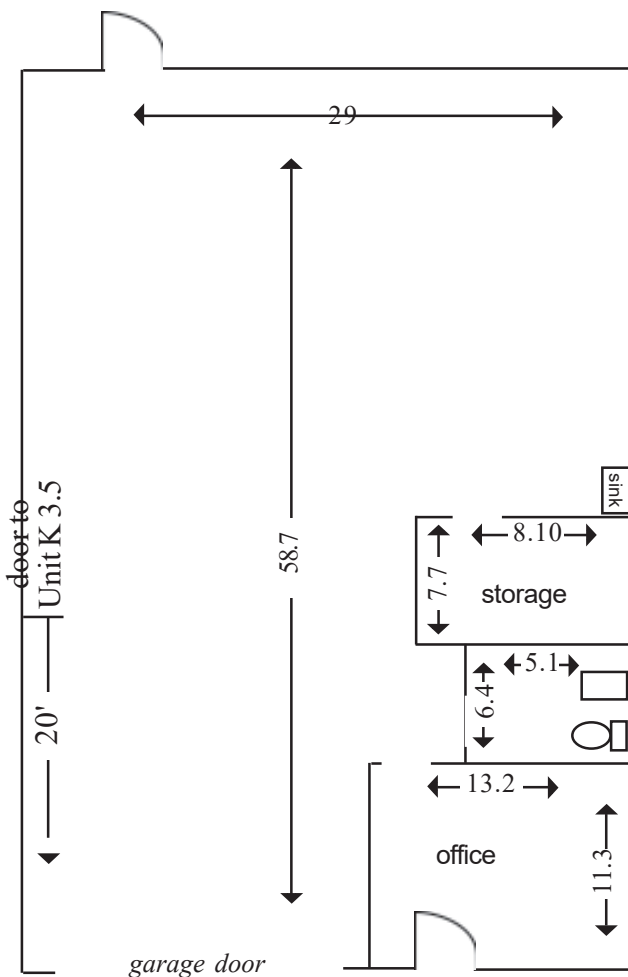
FOR RENT

154 L Lafayette Avenue Commercial Warehouse Condominium

City of Laurel Zoned I-CS (light industrial)

Contact Doris: doris.bw@aol.com

EXCELLENT SPACE FOR SMALL PLUMBING, HEATING, OR ELECTRICAL CONTRACTOR!



Size & Specs*

Overall approx. 1700 sq. ft.
Finished office (120 sf) & Storage room (80 sf)
10' h x 12' w Overhead Bay (drive in level)
with automatic garage door opener
12 ft. Ceilings (insulated metal roof)
New water header installed in 2019
All brick & block construction
5-Inch reinforced concrete floors
2 Dedicated parking spaces
Skylight in Warehouse

Utilities

Gas Heat *and* Air Conditioned Warehouse
New Heat & A/C installed 2022 in Warehouse
Electric Wall Heat and Air Cond in front office
200 amp 3-phase Electrical Service
Dumpster Usage Included
Comcast Internet Available

Rent & Term \$2,779.00

Includes current condo fee and property taxes
Minimum 2 year term
Deposit required: 1st month's rent and
2 month's security deposit

Available January 1, 2025

AVAILABLE TO RENT WITH UNIT K FOR A TOTAL OF APPROX 3,300 SF

Amenities: Convenient access to B/W Parkway, Route 1, route 32, Route 200, and I-95
Laurel is halfway between Washington, D.C., and Baltimore, Md.
Amtrak station: 3/10ths of a mile on Lafayette

City of Laurel Zoning does NOT permit Automotive Facilities or Houses of Worship
*drawing not to scale all measurements are approximate no outdoor storage allowed