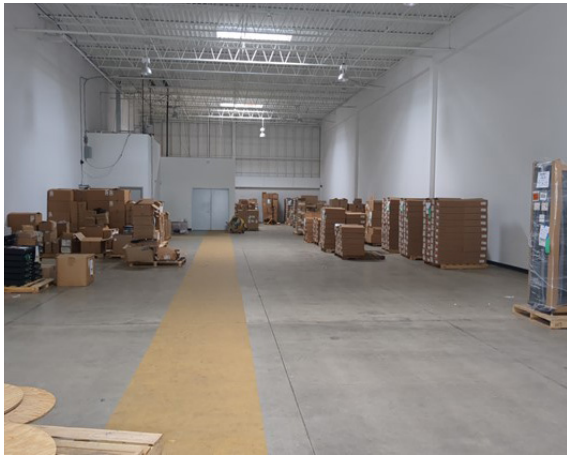
For Lease

Whiskey Bottom
Trade Center (Building A)



9115 Whiskey Bottom Road

Bay C, Laurel, MD 20723

AVAILABLE IMMEDIATELY
5,953+/- SF - BAY C
LEASE RATE: $11.50/SF NNN

For more information:

Andy Mayr, CCIM
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Allen Cornell
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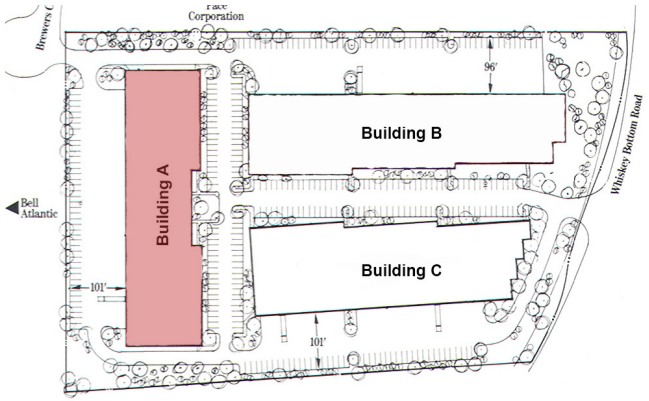
Property Features

SIZE: 63,158 SF building.
ROOF: Ballasted single-ply rubber membrane.
EXTERIOR WALLS: Architectural block - dry vit.
GLASS: One inch insulated tinted.
FLOOR: Five inch concrete slab, reinforced, on stone, with vapor barrier.
LOADING: Insulated metal 8"x10" dock-high doors, painted. Dock bumpers. Drive-in doors optional.
COMMUNICATIONS: Fiber optics available.
BAY SIZES: Width 35' 10", Depth from 123' to 140'.
CEILING HEIGHTS: 20' clear.
SPRINKLER SYSTEM: Wet System.
HEAT: Gas fired hung unit heaters, thermostatically controlled. High pressure gas.

ELECTRICAL: 200 amps per bay tenant - 480V. 3 phase 4 wire main service.
PARKING: 352 total for site.
ZONING: M-2 (Heavy Industrial) Howard County.
OFFICE SPACE: Finished to suit Tenant.



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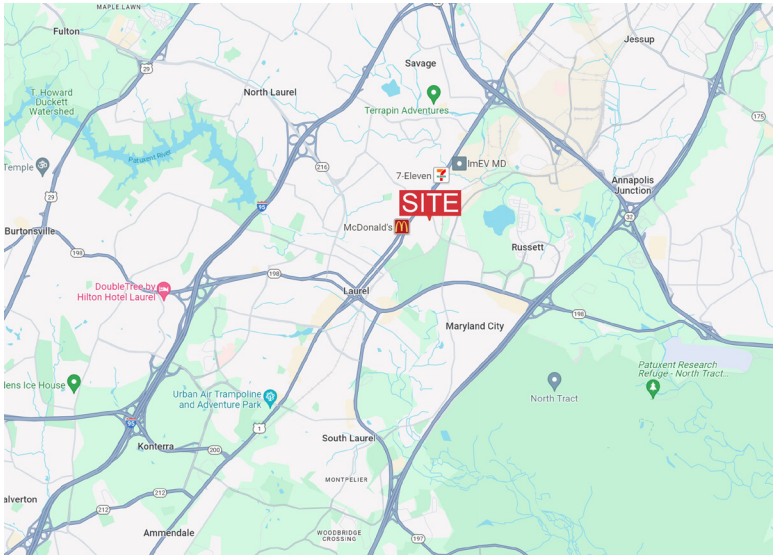
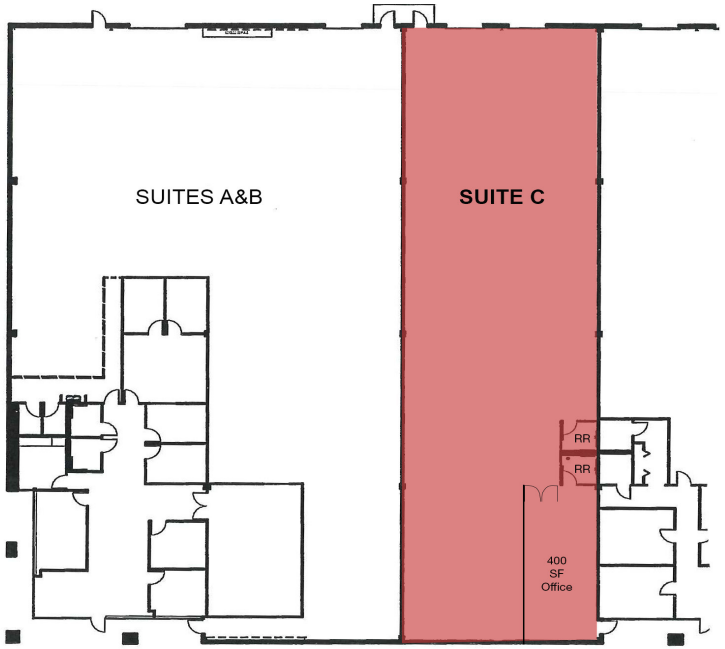
Laurel, MD





MISCELLANEOUS

Extensive landscaping. Skylights to provide optimal light. Mezzanine ability. Exterior lighting on building and in parking lot. Outside screened storage considered. Signage and protective covenants for the Tenant's benefit. Responsive Owner Management.

Whiskey Bottom Trade Center

is a master-planned Warehouse/Distribution/Office Center located in Laurel, Maryland; the center of the Baltimore/ Washington corridor.

NAI Michael

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