



FOR LEASE

INDUSTRIAL BLDG. + OUTDOOR STORAGE

3527 WHISKEY BOTTOM ROAD | LAUREL, MARYLAND 20724



PROPERTY OVERVIEW

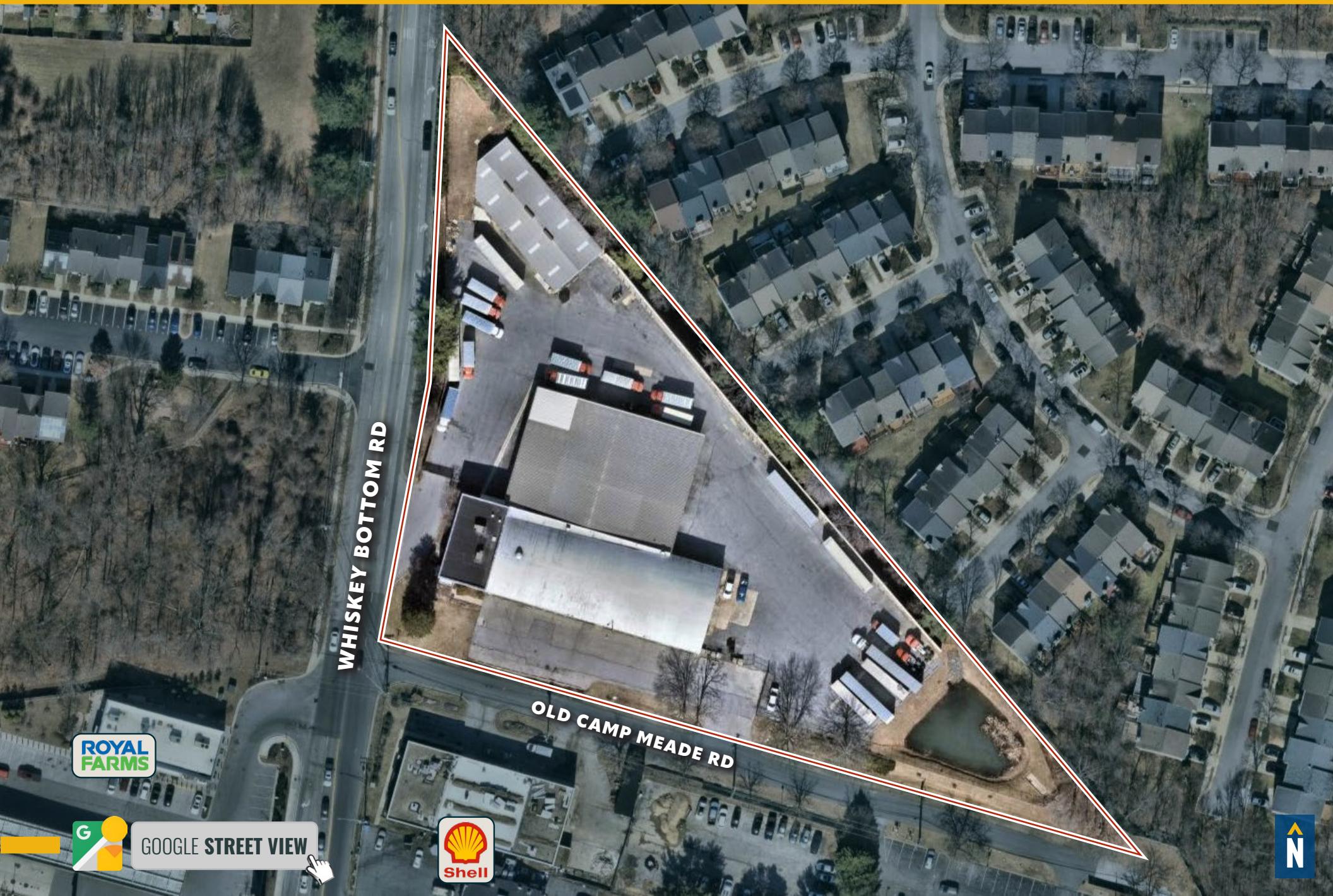
HIGHLIGHTS:

- Main Bldg.: 18,000 SF ± (including 2-story office)
 - » Drive-in loading
- Secondary Bldg.: 6,000 SF ±
 - » Drive-in and dock loading
- 13,000 SF ± covered cross dock with 12 positions
- Abundant outdoor storage and parking
- Strong roadside visibility
- Easy access to I-295, I-95, Rt. 1 and Rt. 198
- Cross dock can be demolished to create additional outdoor storage
- Permitted uses include:
 - » Outdoor storage (contractors yard)
 - » Automotive, truck and recreational vehicle sales and service
 - » Equipment rental, sales, repair and storage
 - » Building material storage, sales & yard
 - » Bus terminals
 - » Retail uses
 - » Warehouse/storage

AVAILABLE:	24,000 SF ± (37,000 SF ± INCLUDING COVERED CROSS DOCK)
LOT SIZE:	3.47 ACRES ±
CLEAR HEIGHT:	18' ±
ZONING:	C4 (COMMERCIAL - HIGHWAY)



AERIAL



ROYAL
FARMS



GOOGLE STREET VIEW



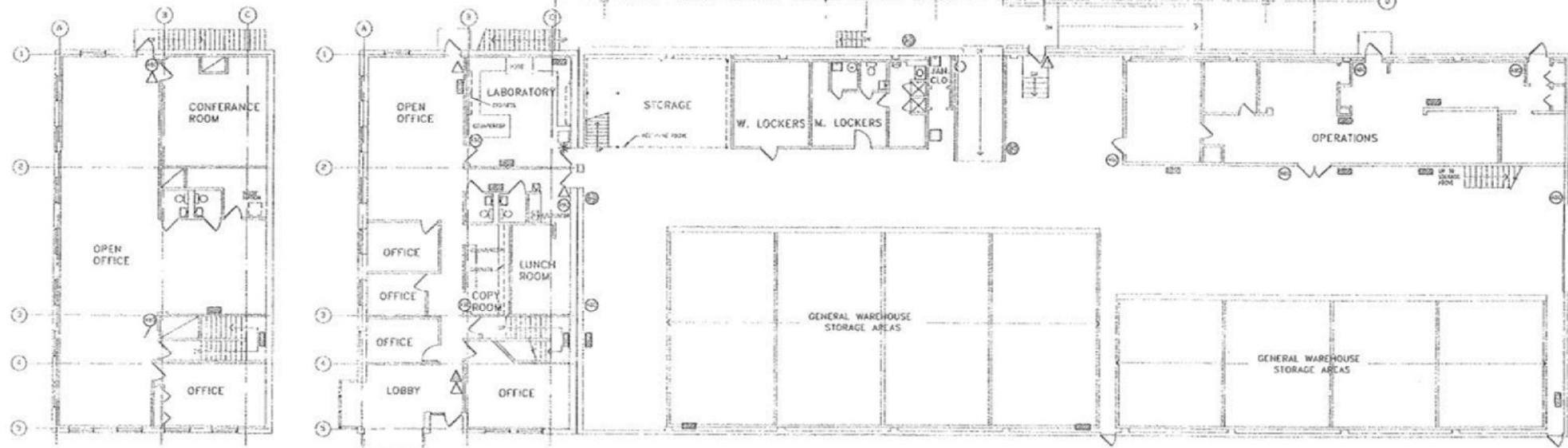
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FLOOR PLAN: MAIN BUILDING

CROSS DOCK STRUCTURE →

18,000 SF ±

*INCLUDING 2-STORY OFFICE
NOT INCLUSIVE OF CROSS DOCK STRUCTURE*



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



LOCAL BIRDSEYE



TRADE AREA

- DRIVING DISTANCE TO:



0.9 MILES
3 MIN. DRIVE



2.0 MILES
5 MIN. DRIVE



4.0 MILES
9 MIN DRIVE



11.6 MILES
12 MIN. DRIVE



17.6 MILES
18 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD

19.5 MILES
24 MIN.

WASHINGTON, DC

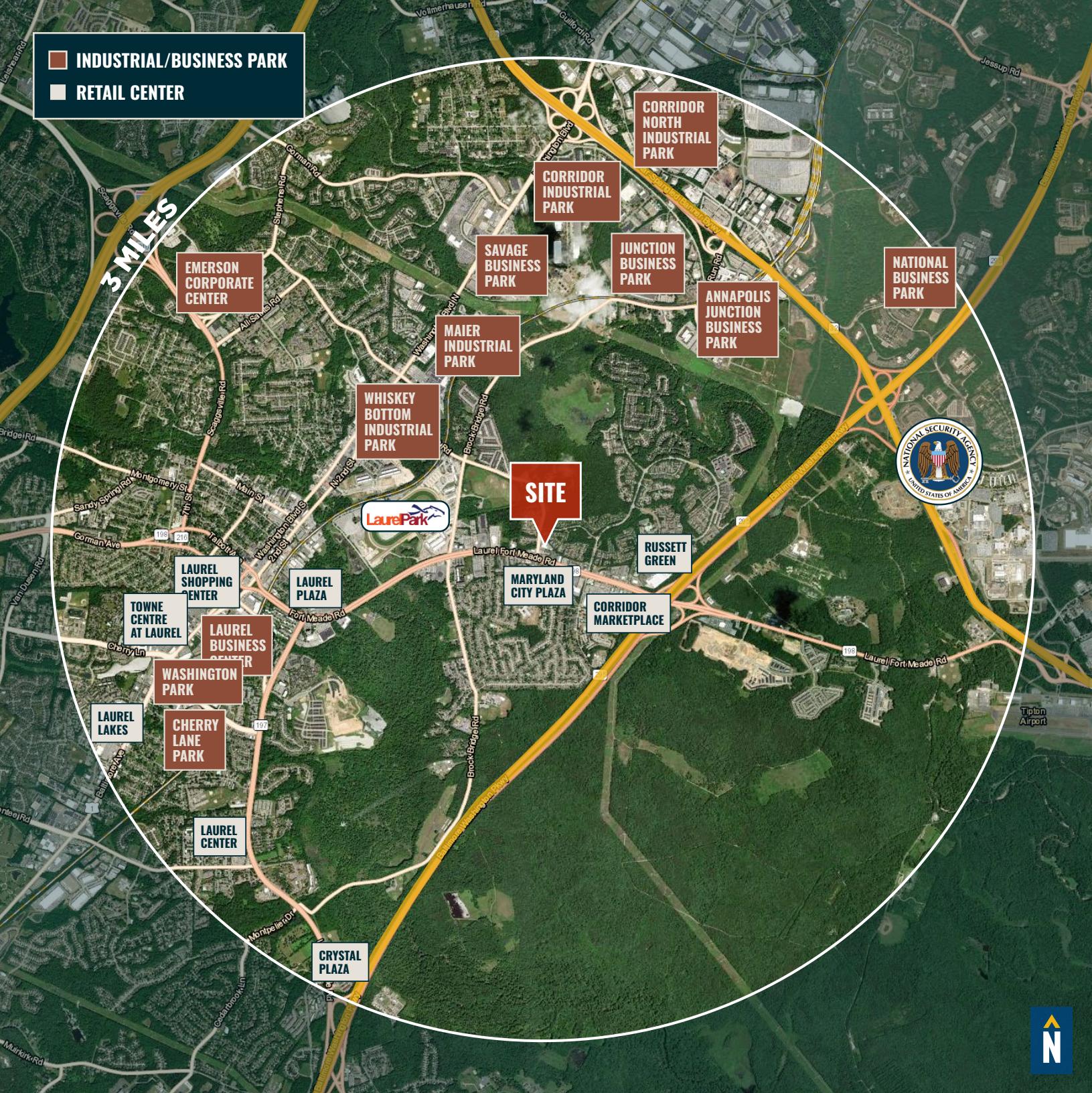
21.3 MILES
28 MIN

PHILADELPHIA PA

120.0 MILES
1 HR. 50 MIN.

RICHMOND, VA

135.0 MILES
2 HRS. 0 MIN.



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VISIT [PROPERTY PAGE](#) FOR MORE INFORMATION.



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