



FOR **LEASE**

INDUSTRIAL BLDG. + OUTDOOR STORAGE

3527 WHISKEY BOTTOM ROAD | LAUREL, MARYLAND 20724



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Main Bldg.: 18,000 SF \pm (including 2-story office)
 - » Drive-in loading
- Secondary Bldg.: 6,000 SF \pm
 - » Drive-in and dock loading
- 13,000 SF \pm 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 \pm (37,000 SF \pm
INCLUDING COVERED CROSS DOCK)

LOT SIZE:

3.47 ACRES \pm

CLEAR HEIGHT:

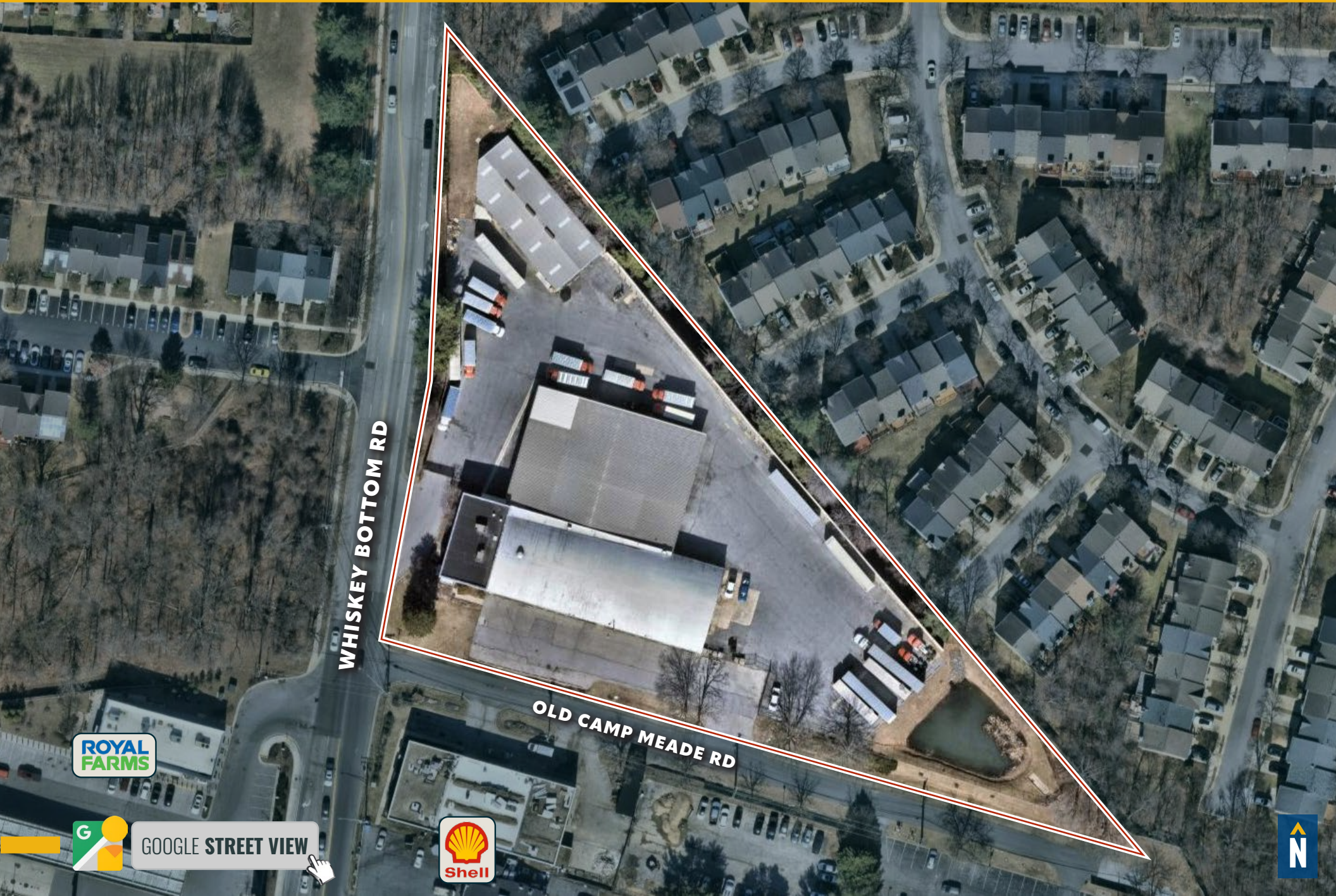
18' \pm

ZONING:

C4 (COMMERCIAL - HIGHWAY)



AERIAL



WHISKEY BOTTOM RD

OLD CAMP MEADE RD

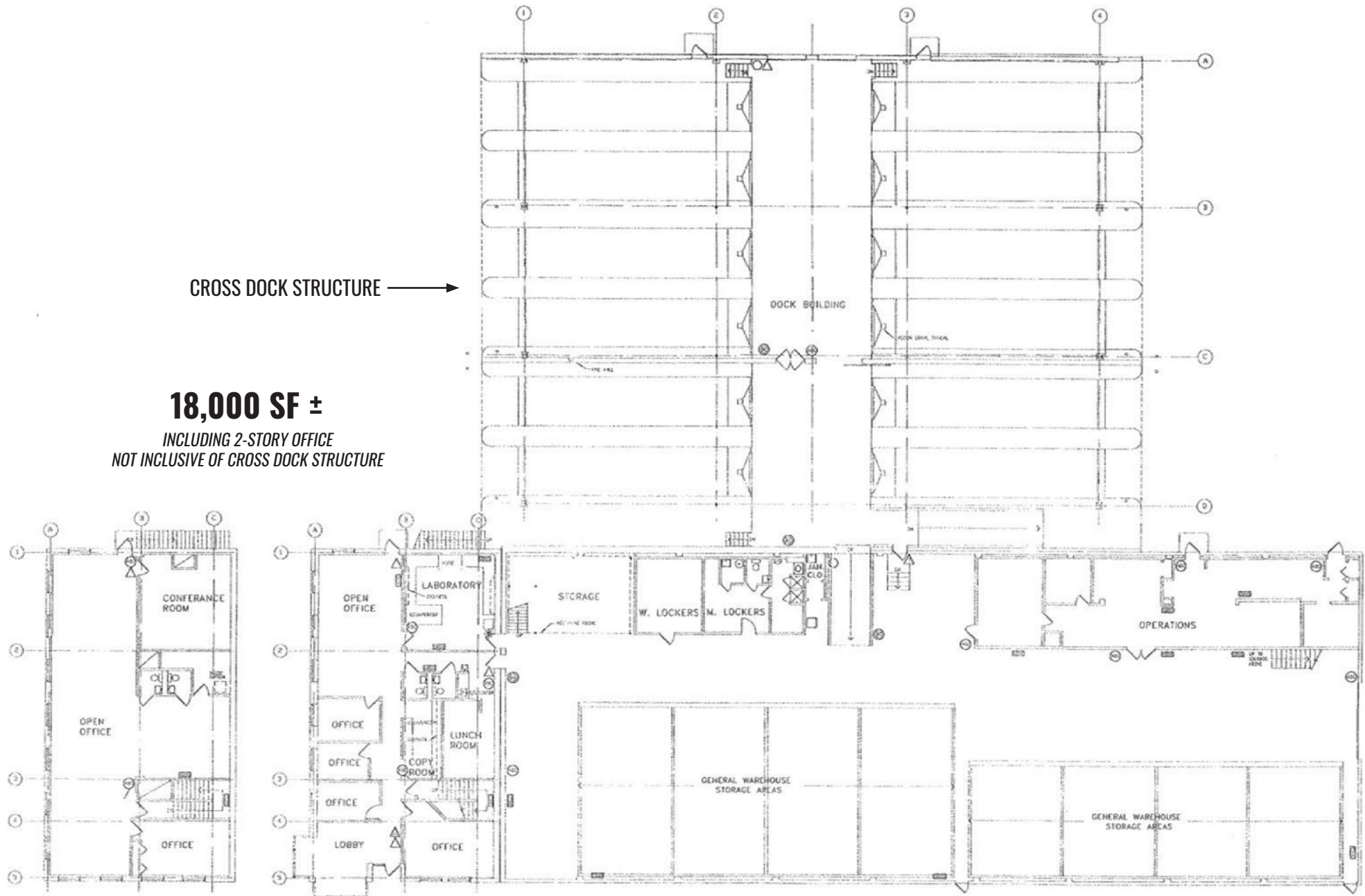
ROYAL
FARMS



GOOGLE STREET VIEW



FLOOR PLAN: MAIN BUILDING



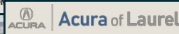
ADDITIONAL PHOTOS



LOCAL BIRDSEYE



LOCAL BIRDSEYE



WHISKEY BOTTOM RD

LAUREL FORT MEADE RD

198

OLD CAMP MEADE RD



TRADE AREA

DRIVING DISTANCE TO:

295 0.9 MILES
3 MIN. DRIVE

1 2.0 MILES
5 MIN. DRIVE

95 4.0 MILES
9 MIN. DRIVE

BWI
BALTIMORE-WASHINGTON
INTERNATIONAL
AIRPORT
11.6 MILES
12 MIN. DRIVE

PORT OF BALTIMORE
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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