

FOR SALE

**32,600 SF | 2 Buildings | 3.74 ACRES**



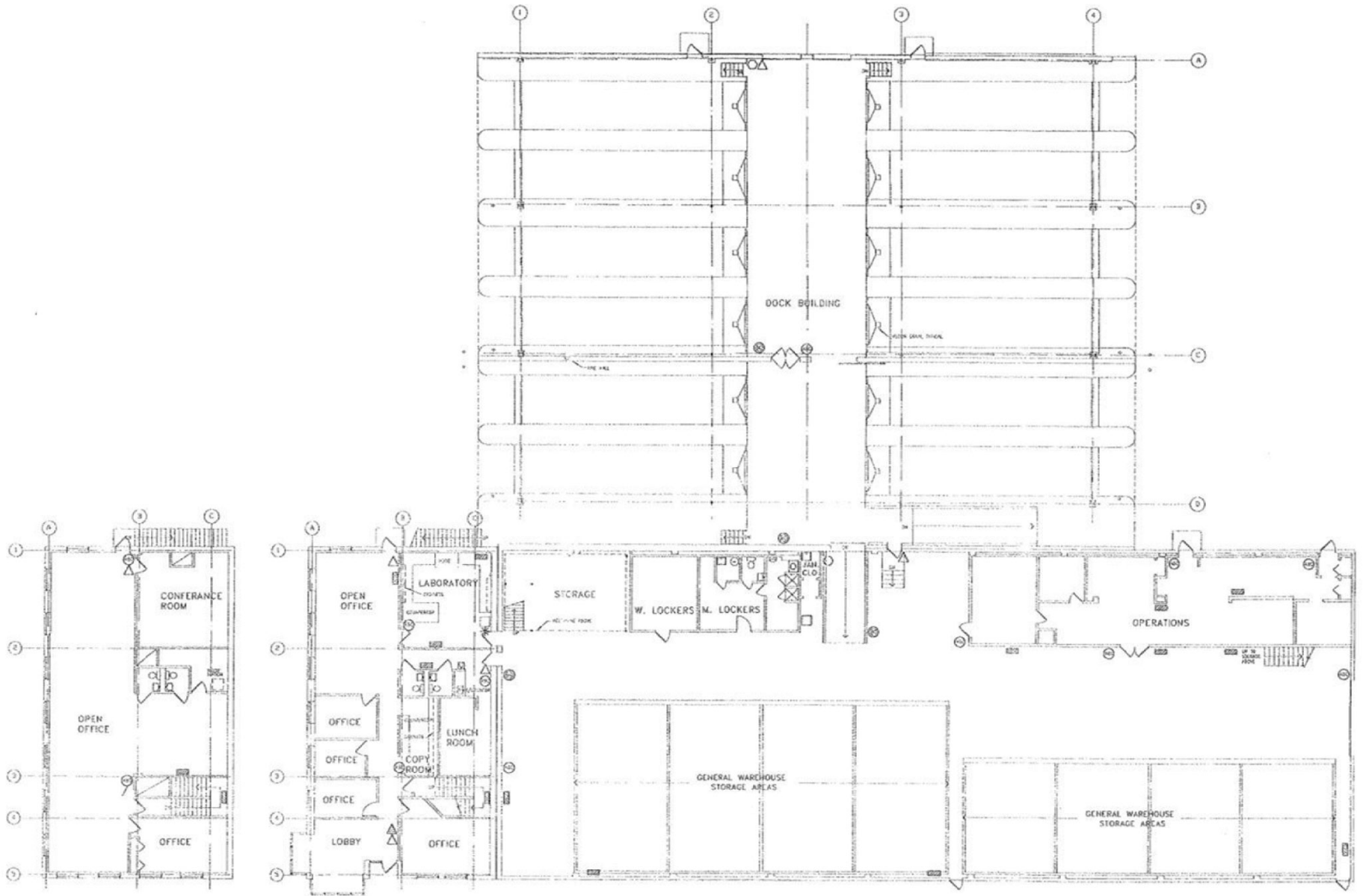
3527 WHISKEY BOTTOM ROAD  
**LAUREL, MARYLAND**



# PROPERTY HIGHLIGHTS

Main Building:	12,600 SF (Drive-in) Including 5,600 SF of Office (2 floors)
Cross Dock Building:	14,000 SF (12 cross dock positions and 2 additional docks)
Storage Building:	6,000 SF (Drive-in and Dock)
Land (Acres):	3.47 Acres (Outdoor Storage)
Zoning:	C-4 (Anne Arundel County)
Clear Height:	18'
Loading Doors/Drive-Ins:	15
Sprinklers:	No
Parking:	Ample
Year Built:	1988
Office:	±3,000 SF of Commercial Office Space
Additional Info:	<ul style="list-style-type: none"><li>• CY Zoning allows for multiple uses</li><li>• Conventional layout with ample yard for outdoor storage</li><li>• Strong roadside visibility</li></ul>
Pricing:	Withheld

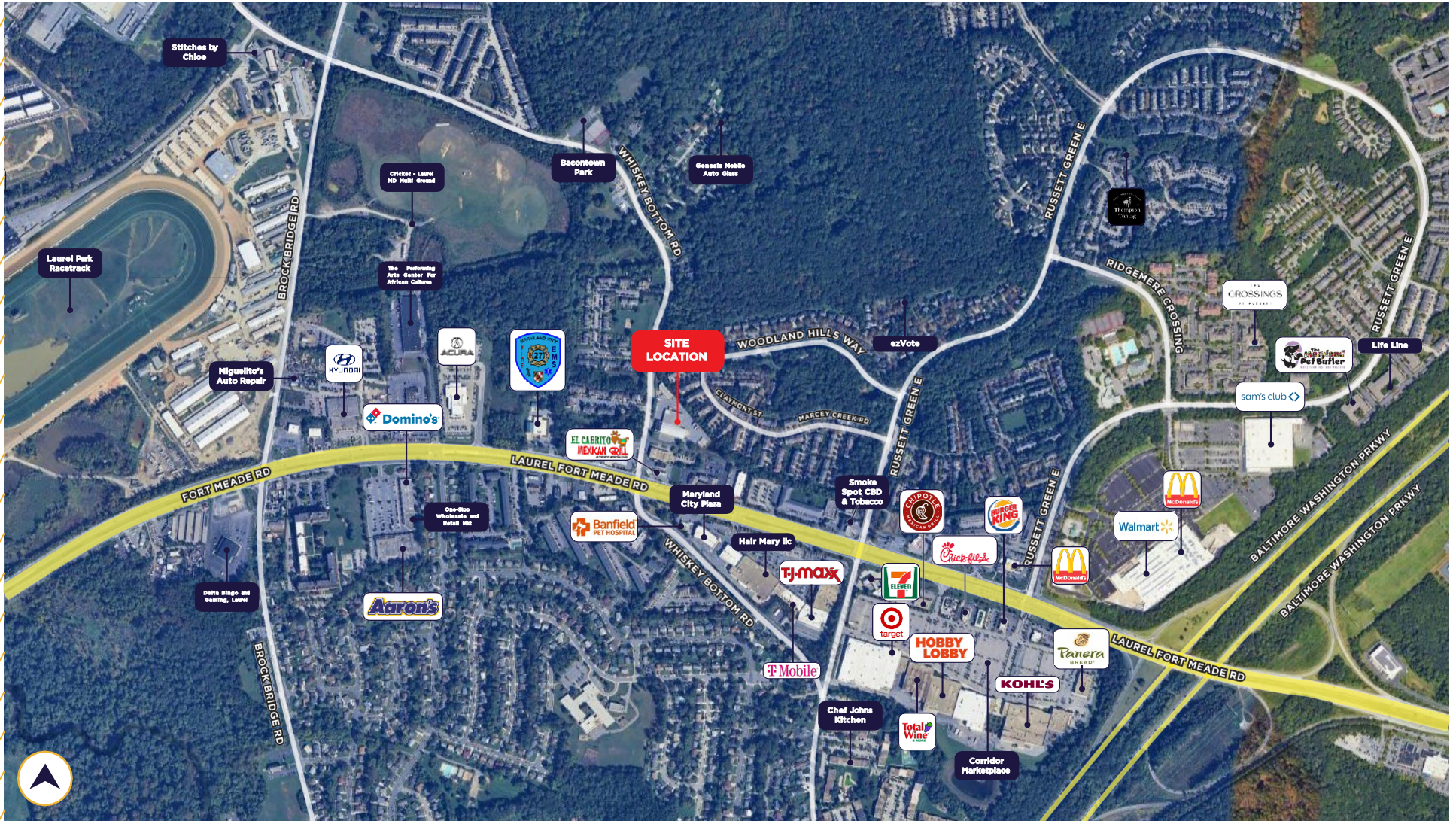




# SITE PLAN

## 24,200 SF

# AMENITY MAP



# CONTACT INFORMATION

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