



STANDALONE CLASS A INDUSTRIAL BLDG.

13380 MID ATLANTIC BOULEVARD | LAUREL, MARYLAND 20708





PROPERTY OVERVIEW

HIGHLIGHTS:

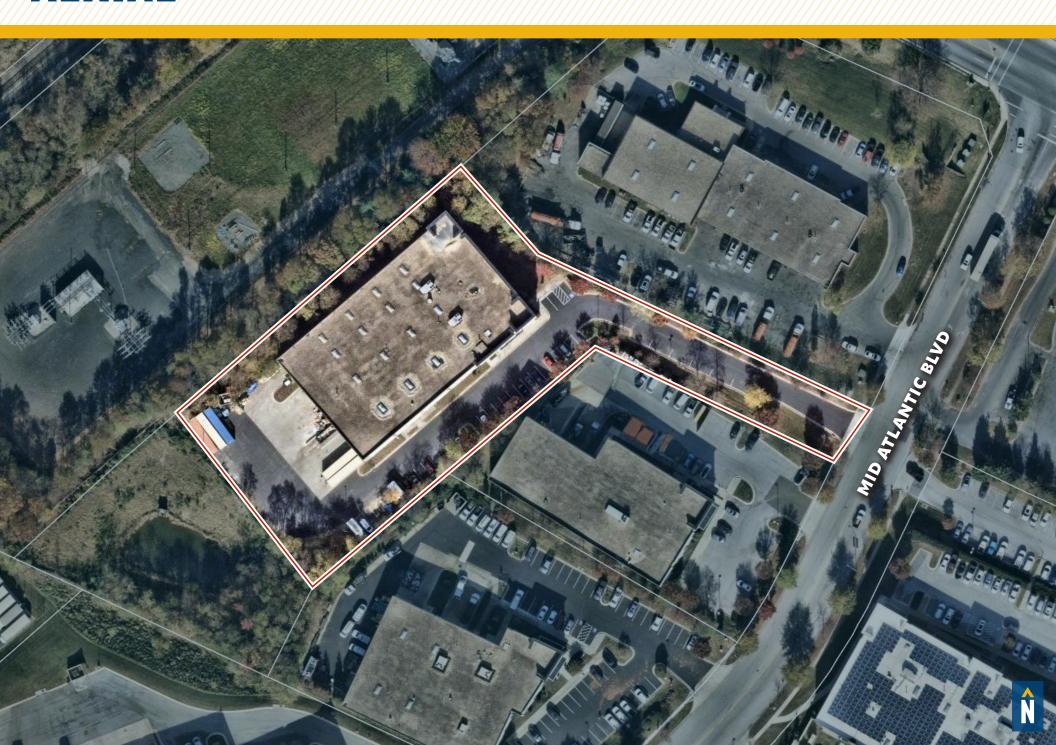
- Rarely available Class A industrial/warehouse building along the I-95 Corridor
- Elevator served Class A office/showroom
- Standalone building with gated/fenced outdoor storage
- Easy access to Route 1, I-95, I-295, I-495
- Ideal for light industrial user, distribution/logistics, and/or showroom user

AVAILABLE:	37,000 SF \pm (2-story office)
LOT SIZE:	2.32 ACRES ±
YEAR BUILT:	2009
CLEAR HEIGHT:	28' ±
DOCKS:	7
DRIVE-INS:	1 (12' W x 14' H)
SPRINKLER:	YES
ZONING:	IE (INDUSTRIAL, EMPLOYMENT)





AERIAL



ADDITIONAL PHOTOS









LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:



0.4 MILES **2 MIN. DRIVE**



2.4 MILES **5 MIN. DRIVE**



3.1 MILES **5 MIN. DRIVE**



16.2 MILES **20 MIN. DRIVE**



24.3 MILES
27 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD

25.2 MILES **33 MIN.**

WASHINGTON, DC

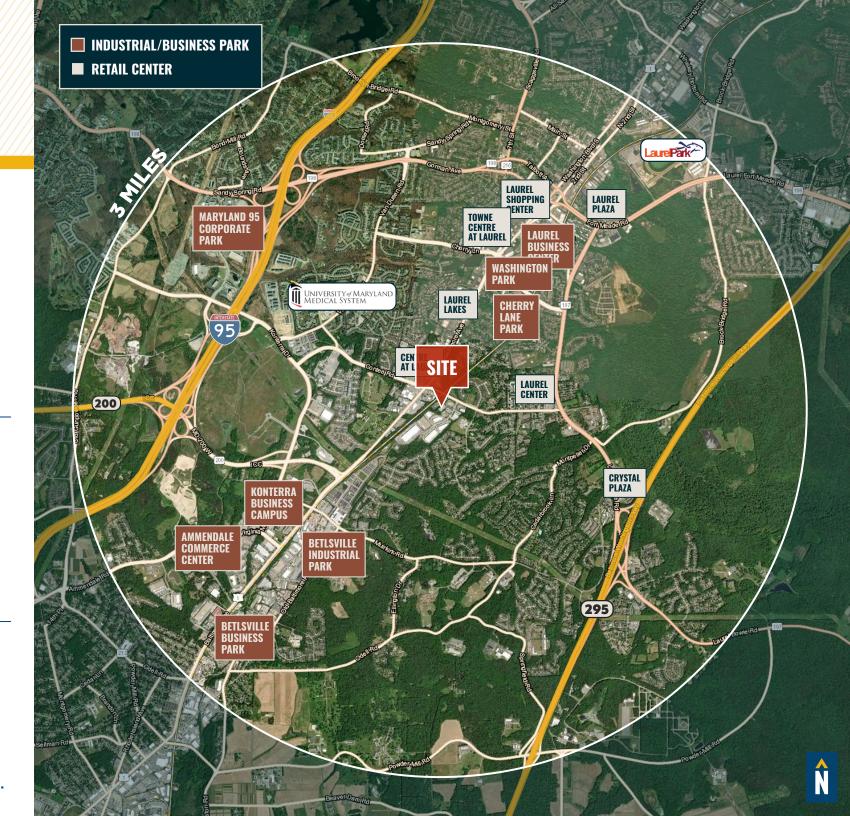
19.4 MILES **36 MIN.**

PHILADELPHIA, PA

127.0 MILES **2 HR. 0 MIN.**

RICHMOND, VA

133.0 MILES **2 HRS. 3 MIN.**



FOR MORE INFO CONTACT:



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