



CONTRACTORS YARD FOR LEASE

600 ROBERT CRAIN HWY | UPPER MARLBORO, MD 20774

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,440-4,320 SF of warehouse space available
- 0.6-2.8 acres of outside storage
- Six (6) drive-in doors
- Four (4) 16'-foot-high drive-through doors
- Two (2) 2,000 gallon fuel tanks
- Wash Bay
- Air Compressor
- Fenced and Secured Yard

AVAILABLE:

BUILDING 1: 1,440 SF ±
 ONE (1) DRIVE IN DOOR
BUILDING 2: 2,800 SF ±
 FIVE (5) DRIVE IN DOORS
 FOUR (4) OVERSIZED DRIVE THROUGH DOORS
 *CAN BE COMBINED TO
4,320 SF ±

CLEAR HEIGHT:

16'

SITE SIZE:

2.80 ACRES

ZONING:

AR (AGRICULTURAL-RESIDENTIAL) USE MUST BE AGRICULTURALLY RELATED BUSINESS

RENTAL RATE:

UNPRICED



AERIAL



	BLDG. 1	BLDG. 2
Building Size:	1,440 SF ±	2,880 SF ±
Stories:	1	1
Clear Height:	16'	16'
Drive Ins:	One (1)	Five (5) total Four (4) oversized drive through doors

OPTION 1: BUILDING 1 (1,440 SF) & BUILDING 2 (2,880 SF) PLUS 2.8 ACRES OF OUTSIDE STORAGE

OPTION 2: BUILDING 1 (1,440 SF) PLUS 0.60 AC +/- OF YARD

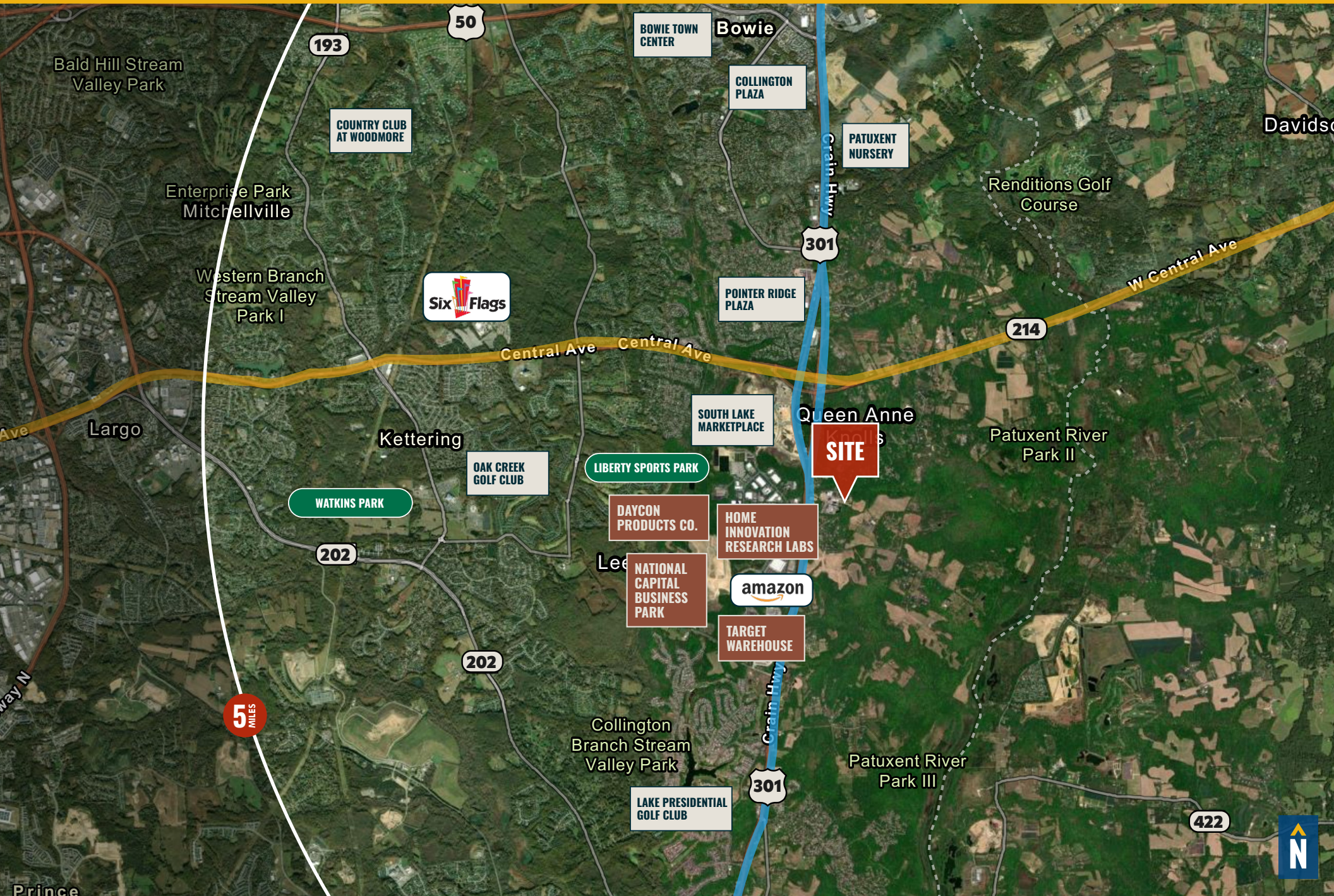
OPTION 3: BUILDING 2 (2,880 SF) PLUS 1.5 AC +/- OF YARD

BLDG. 1
1,440 SF ±

BLDG. 2
2,880 SF ±



TRADE AREA



DRIVE TIMES

DRIVING DISTANCE TO:

BALTIMORE, MD 32.7 MILES
50 MIN.

ANNAPOLIS, MD 18.7 MILES
27 MIN.

WASHINGTON, DC 20.2 MILES
50 MIN.

PHILADELPHIA, PA 134.0 MILES
2 HRS. 24 MIN.

RICHMOND, VA 127.0 MILES
2 HRS. 10 MIN.

NEW YORK, NY 220.0 MILES
3 HRS. 5 MIN.

NORFOLK, VA 213.0 MILES
3 HRS. 20 MIN.

WILMINGTON, DE 103.0 MILES
1 HRS. 50 MIN.



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