

# INDUSTRIAL OFFICE AND YARD FOR LEASE

1020 BATAVIA FARM ROAD | BALTIMORE, MD 21237



<b>ADDRESS:</b>	1020 Batavia Farm Road, Baltimore, MD 21237
<b>BUILDING SIZE:</b>	20,000 square feet
<b>BUILDING STORIES:</b>	One
<b>AVAILABLE SPACE:</b>	First Floor Office: 1,300 sf Yard: 13,500 sf
<b>RENTAL RATE:</b>	\$ 700 per month for yard \$1,450 per month for office \$2,150 per month for both office and yard
<b>OCCUPANCY:</b>	December
<b>ZONING:</b>	ML-IM, which is Baltimore County's designation for Manufacturing Light/Industrial Major District
<b>CEILING HEIGHT:</b>	9'
<b>PARKING</b>	Ample
<b>UTILITY SERVICE:</b>	Public water and septic sewer
<b>ELECTRIC SERVICE:</b>	110 volts
<b>HEATING AND A/C SYSTEMS:</b>	Controlled by Tenant
<b>RESTROOM:</b>	One
<b>BUSINESS HOURS OF BUILDING:</b>	To Tenant's business hours
<b>HIGHLIGHTS:</b>	<ul style="list-style-type: none"><li>• Convenient to I-695</li><li>• Excellent for contractor</li><li>• Five offices, reception room staff area, storage</li></ul>

11/16/2016