Flex Space Offered For Lease

1025 Benfield Boulevard and Najoles Road | Millersville, Maryland 21108

BUILDING NAME:	Benfield Pines East
STREET ADDRESS:	1025 Benfield Boulevard and Najoles Road, Millersville, MD 21108
TOTAL BUILDING SIZE:	24,500 sf
BUILDING DIMENSIONS:	163' x 75'
AVAILABLE SPACE:	Unit H: 2,610 sf ±
LEASE RATE:	$2,000 per month
ESCALATION:	3% annually
LEASE TERM:	2 + years
DATE AVAILABLE:	January 1, 2019
ZONING:	W-1, which is Anne Arundel County's Designation for Light/Industrial
BUILDING STORIES:	Two – both at ground level
BUILDING SIZE:	24,500 sf ±
SITE SIZE:	0.91 acres
PARKING SPACES:	33 spaces serve the property
FLOOR:	Concrete
ROOFING:	Flat – build up
UTILITY SERVICE:	Well and septic systems
HEATING AND AIR CONDITIONING SYSTEM:	Heat pump
ELECTRIC SERVICE:	208 Three Phase
DEMOGRAPHICS:	Available Upon Request

HIGHLIGHTS:

- Ideal for office/sales and service uses, retail
- One restroom
- Adjacent to Sports Arena

MacKenzie Commercial Real Estate Services, LLC
Lutherville Office
2328 W. Joppa Road, Suite 200
Lutherville MD 21093
410.821.8585
www.mackenziecommercial.com

Frederick W. Hearn | 410.494.4868 | fhearn@mackenziecommercial.com