

# SALE/LEASE

 Carroll County, Maryland

# 6004 WOODBINE ROAD

WOODBINE, MARYLAND 21797

## AVAILABLE

Main building: 3,200 sf  
Additional building: 936 sf

## LOT SIZE

0.99 Acres

## PARKING

Up to 50 spaces

## SALE PRICE

\$650,000

## LEASE RATE

\$12.95/sf, NNN

## HIGHLIGHTS

- ▶ Main building includes main office, private offices, large training room, conference room, and storage area
- ▶ Additional building includes laundry room and a 1-bedroom rental unit
- ▶ New upgrades and renovations in 2016-2017 include a new roof, plumbing, double hung windows and screen, security monitoring system, motion sensor lighting, and much more!



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# ADDITIONAL PHOTOS

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# AERIAL MAP

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# SITE PLAN

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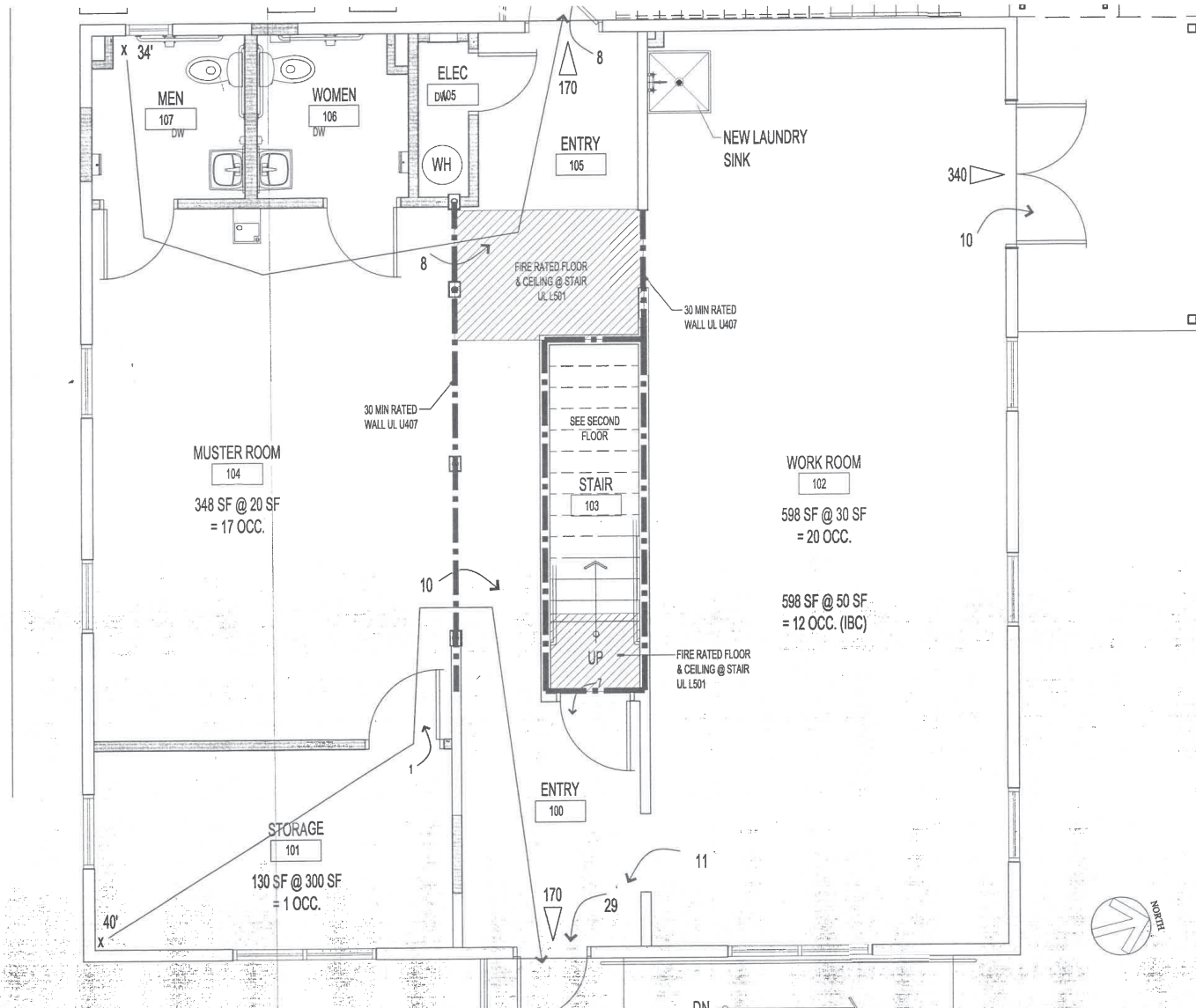


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# FIRST FLOOR PLAN

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# SECOND FLOOR PLAN

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