

# WAREHOUSE AND OFFICE FOR LEASE

10815 Beaver Dam Road | Cockeyville, MD 21030



<b>STREET ADDRESS:</b>	10815 Beaver Dam Road Cockeyville, MD 21030
<b>AVAILABLE SPACE:</b>	Suite A: 1,400 square feet
<b>TOTAL NUMBER OF LEVELS:</b>	One
<b>BASE RENTAL RATE:</b>	\$2,000 per month
<b>ESCALATION CLAUSE:</b>	Yes
<b>OCCUPANCY:</b>	Immediate
<b>ZONING:</b>	ML/IM
<b>TOTAL AREA:</b>	Gross leasable building area: 29,471 square feet
<b>CEILING HEIGHT:</b>	15' clear ±
<b>PARKING:</b>	Limited spaces
<b>UTILITY SERVICE:</b>	Public water and public sewer
<b>HEAT:</b>	Ceiling hung gas heat
<b>LOADING FACILITIES:</b>	12' drive-in
<b>OFFICE BUILD OUT:</b>	900 square foot office and 500 square foot warehouse
<b>HIGHLIGHTS:</b>	<ul style="list-style-type: none"><li>• Signage available on heavily traveled Beaver Dam Road</li></ul>