



# WILLIAM PACA INDUSTRIAL PARK

1309-1311 CONTINENTAL DRIVE | ABINGDON, MARYLAND 21009

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Suite signage opportunity with Rt. 7 visibility
- Wonderful window line
- Efficient layouts with offices, conference room, and open areas
- Signalized intersection for easy “in and out”
- Office and warehouse potential
- Excellent value!

### AVAILABLE:

5,484 - 18,361 SF  
OF FLEX OFFICE SPACE

1309 SUITE A: 8,727 SF\*

1309 SUITE K: 9,634 SF\*

\*COMBINE TO 18,361 SF

1309 SUITE M: 6,485 SF

1309 SUITE N: 7,885 SF

1309 SUITE O: 5,957 SF

1311 SUITE A: 12,888 SF (OFFICE)

1311 SUITE G: 5,484 SF (OFFICE)

### OCCUPANCY:

IMMEDIATE

### PARKING:

4 : 1,000 SF

### TERM:

3 - 5 YEARS

### RENTAL RATE:

WAREHOUSE: \$11.00 SF NNN  
OFFICE: \$14.00 SF NNN

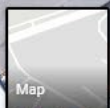


GOOGLE STREET VIEW





# AERIAL



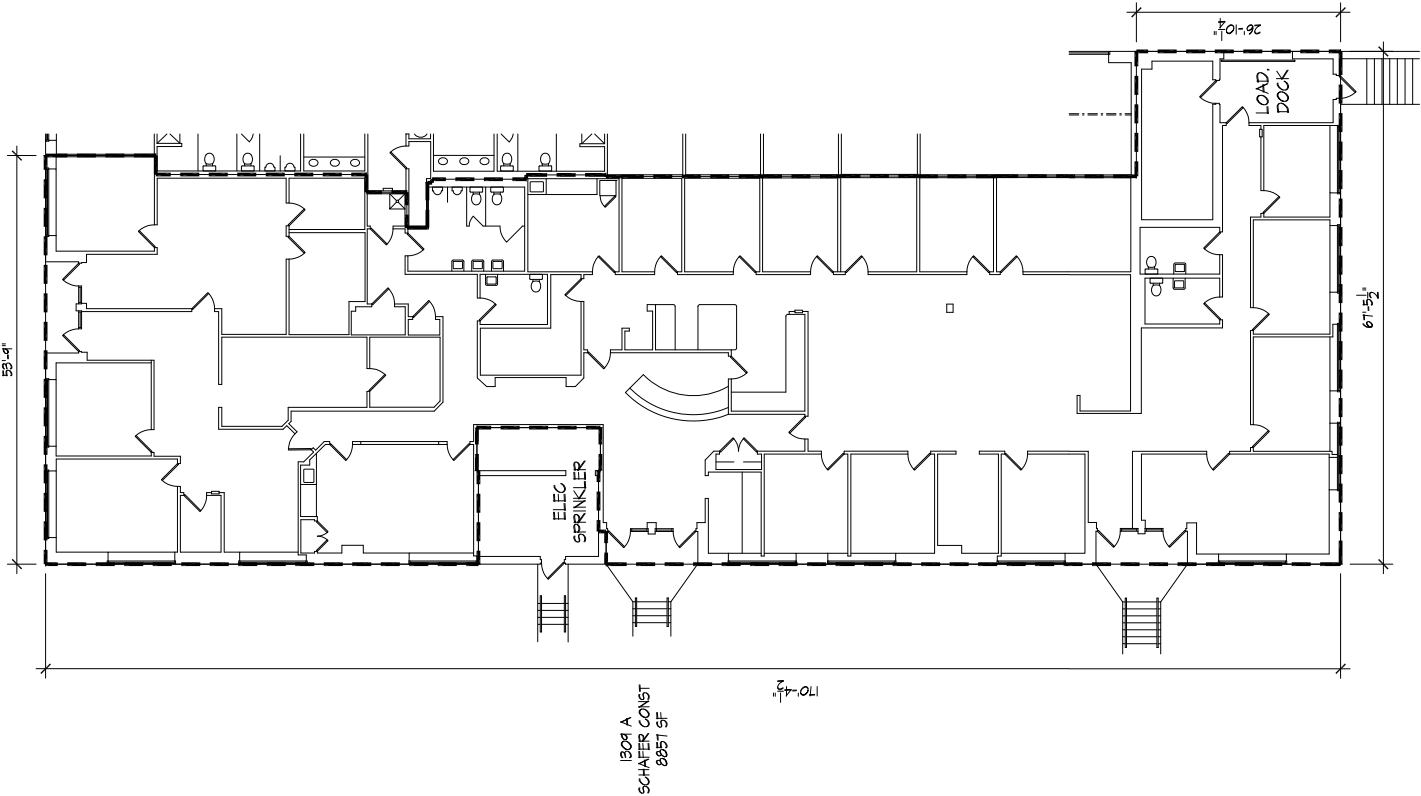
Google



Imagery ©2018 Google, Map data ©2018 Google



# FLOOR PLAN: 1309 - SUITE A



KEY MAP

0 10' 20'

1309 A  
PACA  
ABINGDON, MD

DATE: 9.15.13  
DRAWING: 13024  
SCALE: 1" = 20'  
SHT SIZE: 8.5 x 11

1309A

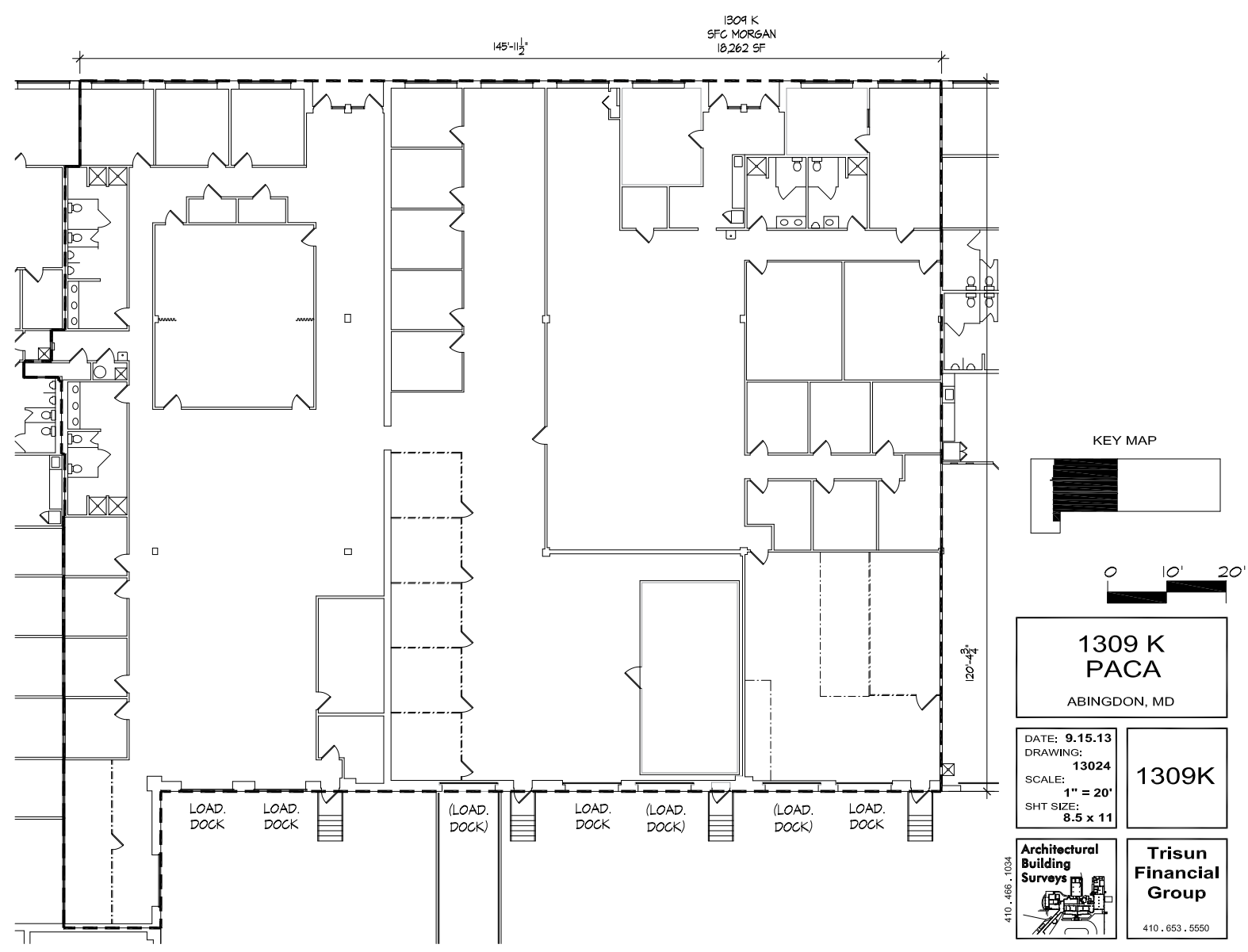
Architectural  
Building  
Surveys

Trisun  
Financial  
Group

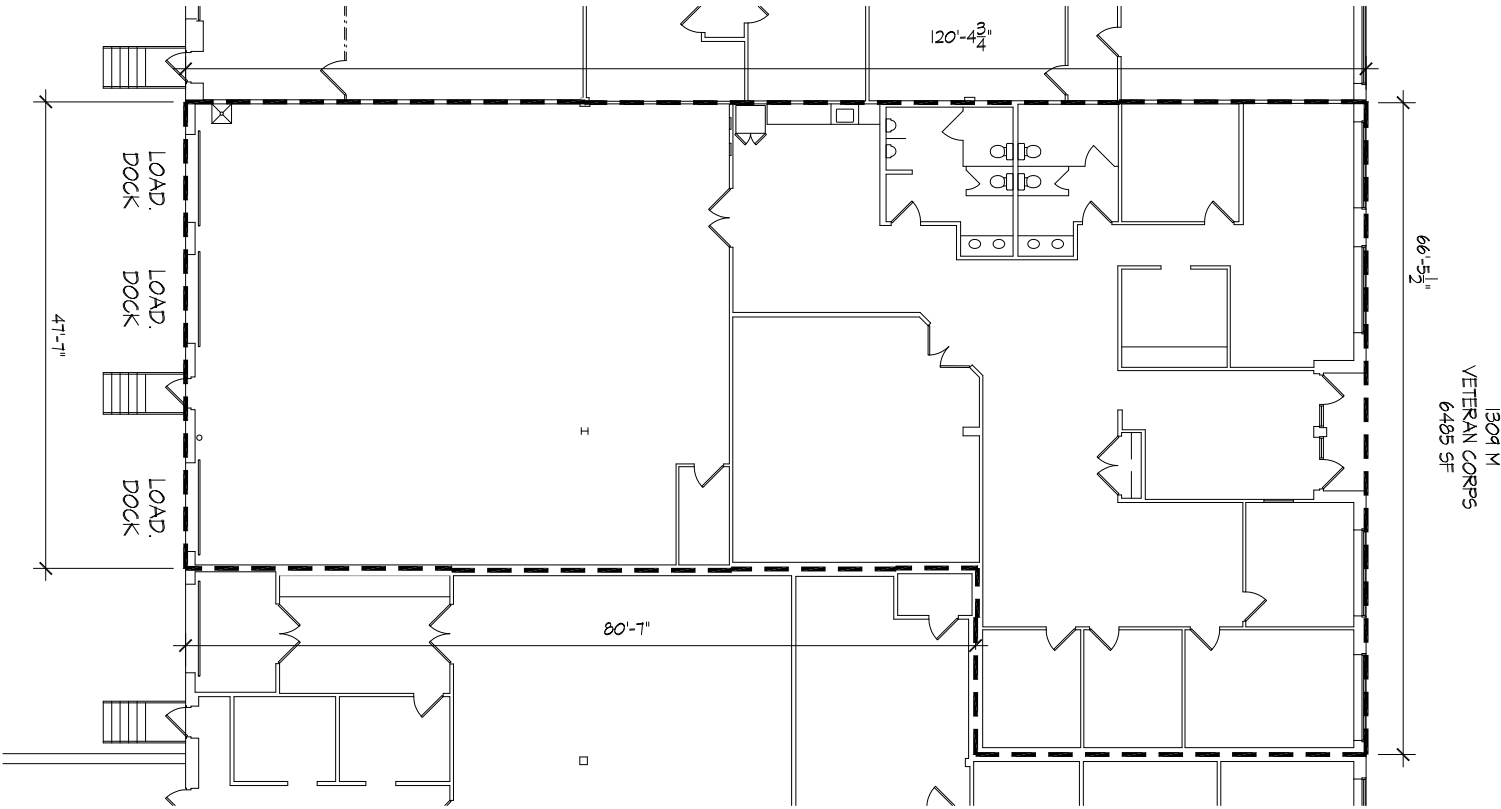
410 . 466 . 1034

410 . 653 . 5550

# FLOOR PLAN: 1309 - SUITE K



# FLOOR PLAN: 1309 - SUITE M



KEY MAP

0 10' 20'

**1309 M  
PACA**

ABINGDON, MD

DATE: 9.15.13  
DRAWING: 13024  
SCALE: 1" = 20'  
SHT SIZE: 8.5 x 11

**1309M**

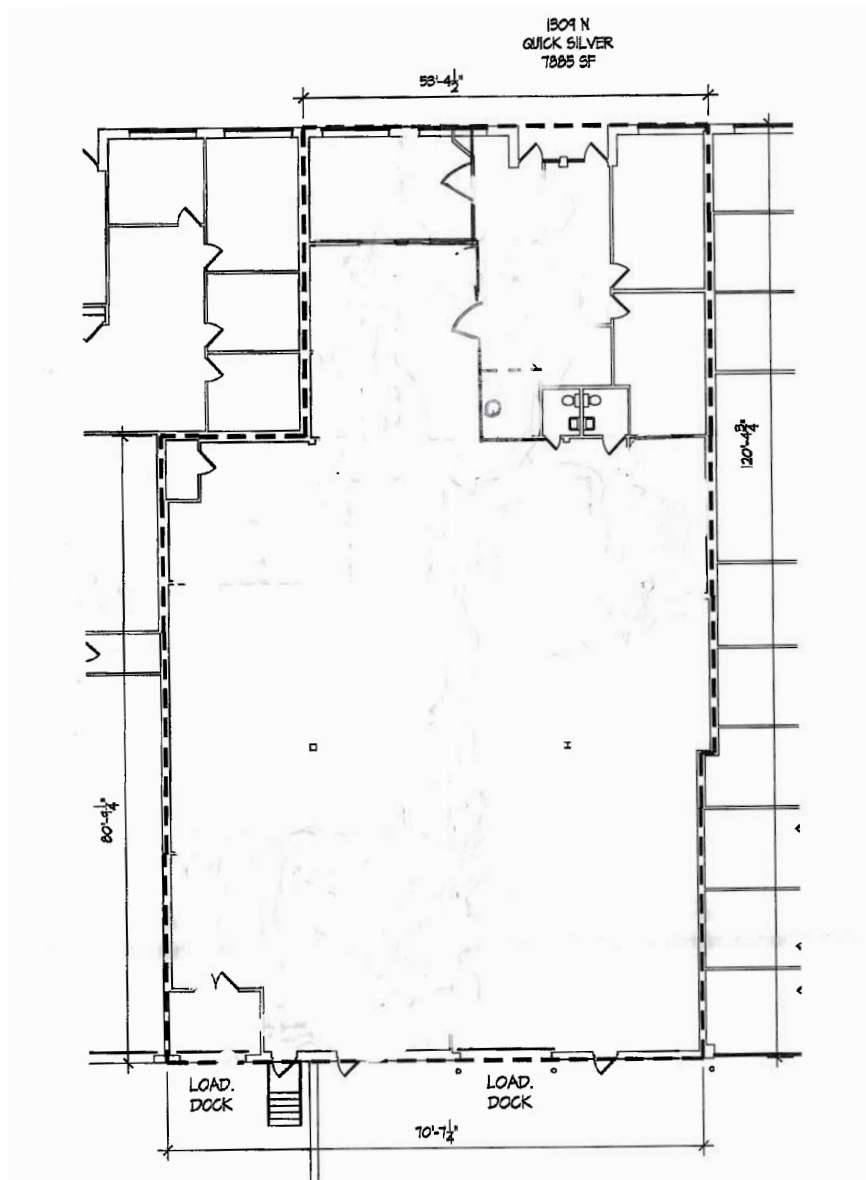
**Architectural  
Building  
Surveys**

410.466.1034

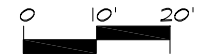
**Trisun  
Financial  
Group**

410.653.5550

# FLOOR PLAN: 1309 - SUITE N



KEY MAP



1309 N  
PACA

ABINGDON, MD

DATE: 9.15.13  
DRAWING:  
13024  
SCALE:  
1" = 20'  
SHT SIZE:  
8.5 x 11


1309N



Trisun  
Financial  
Group

410.653.5550





ABINGDON, MD







**Suite G: 5,484 sf**

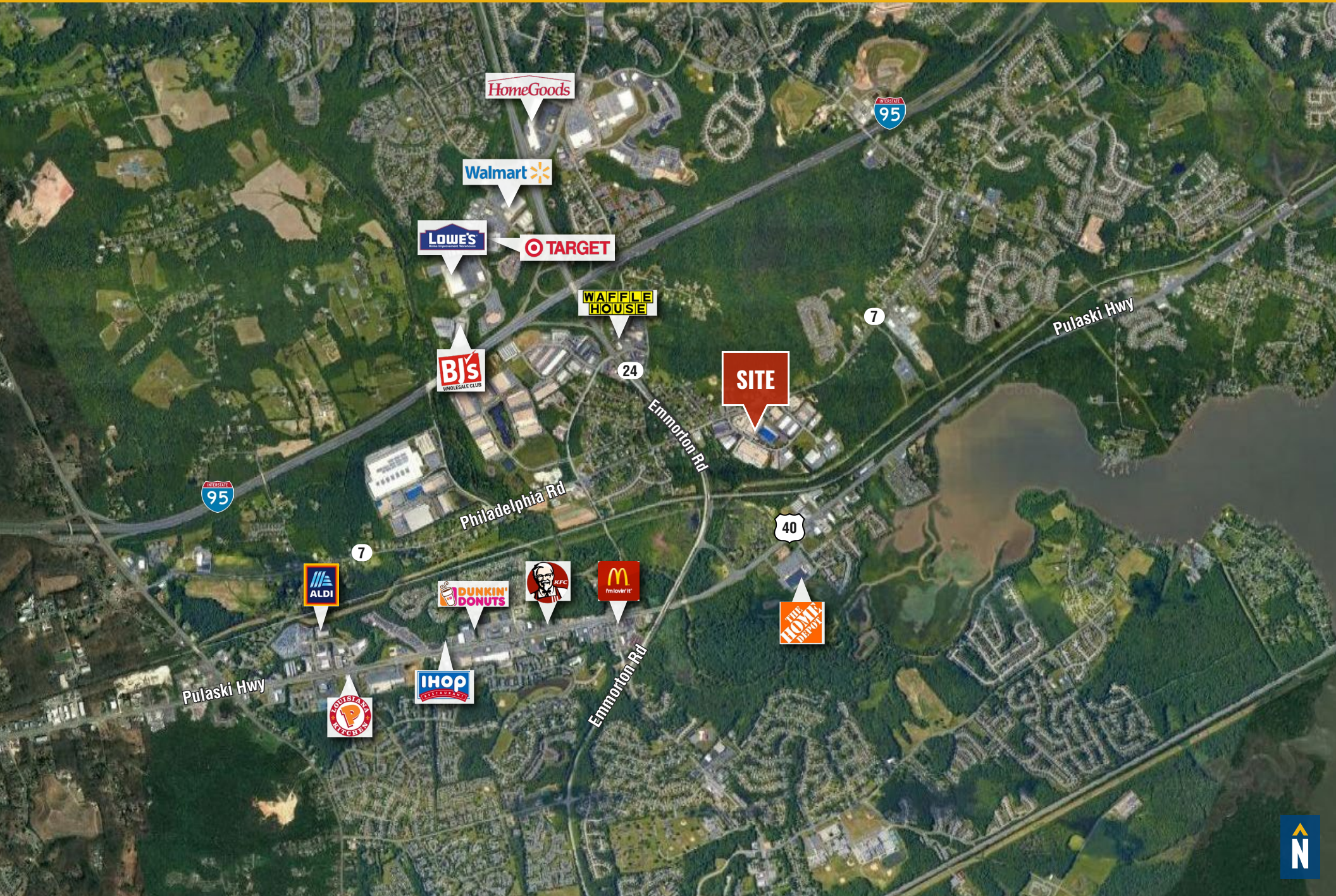
The floor plan for Suite G is divided into several sections. The top section includes a large conference room (101) and several offices (103, 105, 107, 110, 104, 102, 100). The middle section features a large open workspace area (323) and a waiting room (300). The bottom section contains a reception area (302) and several smaller offices (304, 306, 308). The plan also includes a break area, a men's and women's restroom, and a shower.

**Room Details:**

- 101:** CONFERENCE ROOM, 40'-1" x 18'-0", 721.2 FT<sup>2</sup>
- 103:** Office, 13'-3" x 16'-0", 238.5 FT<sup>2</sup>
- 105:** Office, 13'-0" x 18'-0", 234.0 FT<sup>2</sup>
- 107:** Office, 13'-0" x 13'-6", 200.6 FT<sup>2</sup>
- 110:** Office, 13'-0" x 15'-7", 200.7 FT<sup>2</sup>
- 104:** Office, 10'-11" x 15'-7", 175.0 FT<sup>2</sup>
- 102:** Office, 12'-3" x 15'-7", 190.9 FT<sup>2</sup>
- 100:** Office, 12'-5" x 15'-7", 193.6 FT<sup>2</sup>
- 201:** Office, 11'-2" x 16'-0", 182.5 FT<sup>2</sup>
- 200:** Office, 12'-3" x 10'-2", 127.3 FT<sup>2</sup>
- 200A:** Office, 11'-0" x 8'-0", 101.8 FT<sup>2</sup>
- 202:** Office, 13'-0" x 19'-3", 250.2 FT<sup>2</sup>
- 203:** Office, 16'-3" x 16'-6", 295.8 FT<sup>2</sup>
- 204:** Office, 13'-0" x 19'-3", 250.2 FT<sup>2</sup>
- 206:** Office, 13'-0" x 19'-3", 250.2 FT<sup>2</sup>
- 208:** Office, 13'-0" x 19'-3", 250.2 FT<sup>2</sup>
- 210:** Office, 13'-0" x 19'-3", 250.2 FT<sup>2</sup>
- 212:** Office, 12'-0" x 19'-3", 231.0 FT<sup>2</sup>
- 214:** Office, 13'-0" x 19'-3", 250.2 FT<sup>2</sup>
- 215:** Office, 14'-4" x 24'-1", 345.2 FT<sup>2</sup>
- 211:** Office, 15'-2" x 16'-6", 238.4 FT<sup>2</sup>
- 213:** Office, 17'-10" x 16'-6", 288.1 FT<sup>2</sup>
- 205:** Office, 13'-8" x 16'-6", 224.5 FT<sup>2</sup>
- 207:** Office, 17'-0" x 16'-6", 275.9 FT<sup>2</sup>
- 311:** Office, 9'-0" x 11'-5", 103.2 FT<sup>2</sup>
- 313:** Office, 9'-0" x 11'-5", 103.2 FT<sup>2</sup>
- 315:** Office, 9'-0" x 11'-5", 103.2 FT<sup>2</sup>
- 317:** Office, 9'-0" x 11'-5", 103.2 FT<sup>2</sup>
- 319:** Office, 9'-0" x 11'-5", 103.2 FT<sup>2</sup>
- 321:** Office, 9'-0" x 11'-5", 103.2 FT<sup>2</sup>
- 323:** Office, 9'-0" x 11'-5", 103.2 FT<sup>2</sup>
- 310:** BREAK AREA, 340.1 FT<sup>2</sup>
- 312:** Office, 11'-0" x 10'-0", 110.0 FT<sup>2</sup>
- 314:** Office, 11'-0" x 10'-0", 110.0 FT<sup>2</sup>
- 318:** Office, 13'-9" x 10'-0", 138.0 FT<sup>2</sup>
- 300:** Office, 12'-5" x 10'-0", 120.1 FT<sup>2</sup>
- 302:** Office, 9'-0" x 10'-0", 91.5 FT<sup>2</sup>
- 304:** Office, 12'-3" x 10'-0", 123.0 FT<sup>2</sup>
- 306:** Office, 15'-0" x 12'-3", 159.5 FT<sup>2</sup>
- 308:** Office, 9'-2" x 12'-3", 112.1 FT<sup>2</sup>
- 305:** Office, 8'-8" x 11'-6", 88.8 FT<sup>2</sup>
- 307:** Office, 10'-2" x 10'-0", 102.2 FT<sup>2</sup>
- 320:** OPEN WORKSPACE AREA, 327.3 FT<sup>2</sup>
- 322:** WAITING ROOM, 246.0 FT<sup>2</sup>
- 324:** RECEPTION, 84.2 FT<sup>2</sup>
- 326:** LAN CLOSET, 39.0 FT<sup>2</sup>
- 328:** MEN, 187.1 FT<sup>2</sup>
- 330:** WOMEN, 188.1 FT<sup>2</sup>
- 332:** SHOWER, 8.8 FT<sup>2</sup>
- 334:** BREAK AREA, 340.1 FT<sup>2</sup>
- 336:** MEN, 187.1 FT<sup>2</sup>
- 338:** WOMEN, 188.1 FT<sup>2</sup>
- 340:** BREAK AREA, 340.1 FT<sup>2</sup>
- 342:** MEN, 187.1 FT<sup>2</sup>
- 344:** WOMEN, 188.1 FT<sup>2</sup>
- 346:** BREAK AREA, 340.1 FT<sup>2</sup>
- 348:** MEN, 187.1 FT<sup>2</sup>
- 350:** WOMEN, 188.1 FT<sup>2</sup>
- 352:** BREAK AREA, 340.1 FT<sup>2</sup>
- 354:** MEN, 187.1 FT<sup>2</sup>
- 356:** WOMEN, 188.1 FT<sup>2</sup>
- 358:** BREAK AREA, 340.1 FT<sup>2</sup>
- 360:** MEN, 187.1 FT<sup>2</sup>
- 362:** WOMEN, 188.1 FT<sup>2</sup>
- 364:** BREAK AREA, 340.1 FT<sup>2</sup>
- 366:** MEN, 187.1 FT<sup>2</sup>
- 368:** WOMEN, 188.1 FT<sup>2</sup>
- 370:** BREAK AREA, 340.1 FT<sup>2</sup>
- 372:** MEN, 187.1 FT<sup>2</sup>
- 374:** WOMEN, 188.1 FT<sup>2</sup>
- 376:** BREAK AREA, 340.1 FT<sup>2</sup>
- 378:** MEN, 187.1 FT<sup>2</sup>
- 380:** WOMEN, 188.1 FT<sup>2</sup>
- 382:** BREAK AREA, 340.1 FT<sup>2</sup>
- 384:** MEN, 187.1 FT<sup>2</sup>
- 386:** WOMEN, 188.1 FT<sup>2</sup>
- 388:** BREAK AREA, 340.1 FT<sup>2</sup>
- 390:** MEN, 187.1 FT<sup>2</sup>
- 392:** WOMEN, 188.1 FT<sup>2</sup>
- 394:** BREAK AREA, 340.1 FT<sup>2</sup>
- 396:** MEN, 187.1 FT<sup>2</sup>
- 398:** WOMEN, 188.1 FT<sup>2</sup>
- 400:** BREAK AREA, 340.1 FT<sup>2</sup>
- 402:** MEN, 187.1 FT<sup>2</sup>
- 404:** WOMEN, 188.1 FT<sup>2</sup>
- 406:** BREAK AREA, 340.1 FT<sup>2</sup>
- 408:** MEN, 187.1 FT<sup>2</sup>
- 410:** WOMEN, 188.1 FT<sup>2</sup>
- 412:** BREAK AREA, 340.1 FT<sup>2</sup>
- 414:** MEN, 187.1 FT<sup>2</sup>
- 416:** WOMEN, 188.1 FT<sup>2</sup>
- 418:** BREAK AREA, 340.1 FT<sup>2</sup>
- 420:** MEN, 187.1 FT<sup>2</sup>
- 422:** WOMEN, 188.1 FT<sup>2</sup>
- 424:** BREAK AREA, 340.1 FT<sup>2</sup>
- 426:** MEN, 187.1 FT<sup>2</sup>
- 428:** WOMEN, 188.1 FT<sup>2</sup>
- 430:** BREAK AREA, 340.1 FT<sup>2</sup>
- 432:** MEN, 187.1 FT<sup>2</sup>
- 434:** WOMEN, 188.1 FT<sup>2</sup>
- 436:** BREAK AREA, 340.1 FT<sup>2</sup>
- 438:** MEN, 187.1 FT<sup>2</sup>
- 440:** WOMEN, 188.1 FT<sup>2</sup>
- 442:** BREAK AREA, 340.1 FT<sup>2</sup>
- 444:** MEN, 187.1 FT<sup>2</sup>
- 446:** WOMEN, 188.1 FT<sup>2</sup>
- 448:** BREAK AREA, 340.1 FT<sup>2</sup>
- 450:** MEN, 187.1 FT<sup>2</sup>
- 452:** WOMEN, 188.1 FT<sup>2</sup>
- 454:** BREAK AREA, 340.1 FT<sup>2</sup>
- 456:** MEN, 187.1 FT<sup>2</sup>
- 458:** WOMEN, 188.1 FT<sup>2</sup>
- 460:** BREAK AREA, 340.1



# TRADE AREA





# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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