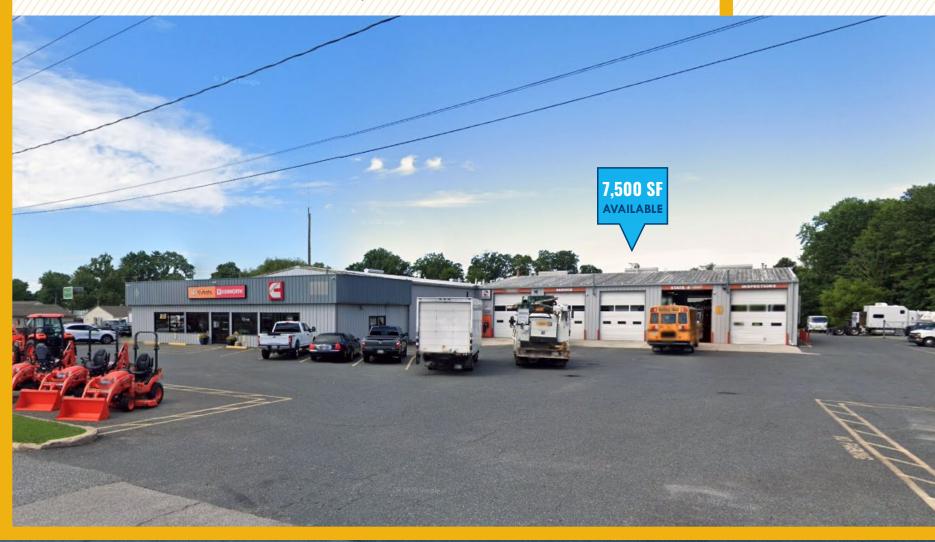


WAREHOUSE/SERVICE SPACE

1704 CONOWINGO ROAD | BEL AIR, MARYLAND 21014

FOR **LEASE**





PROPERTY OVERVIEW

HIGHLIGHTS:

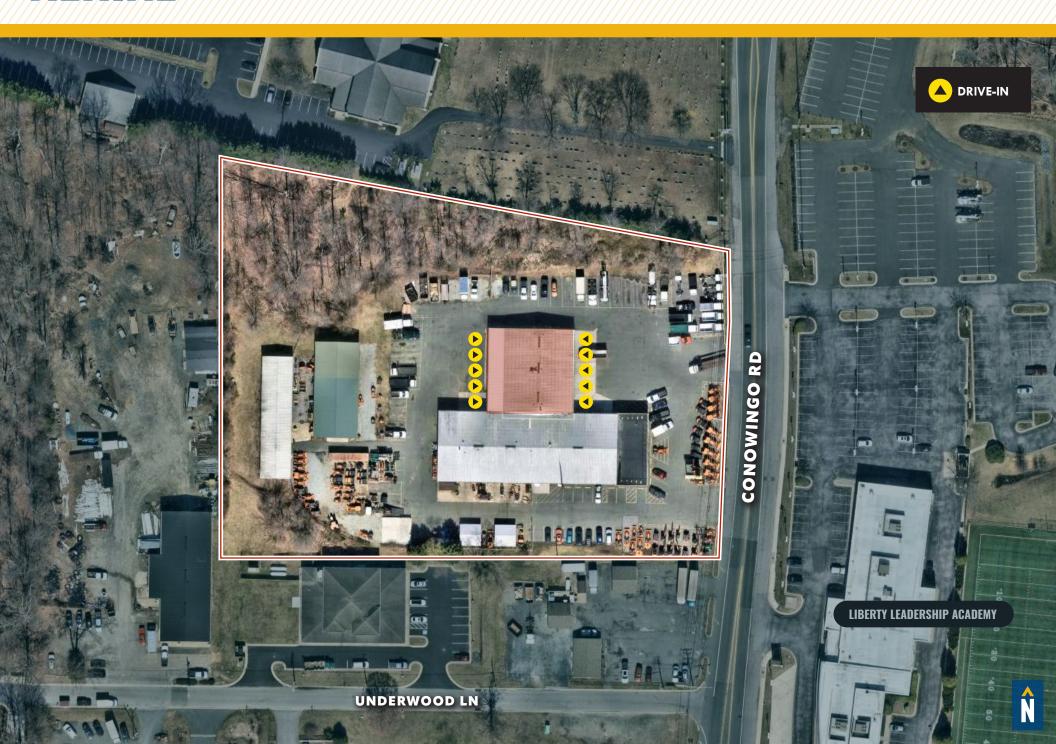
- 7,500 SF ± warehouse/service space
- 5 drive-thru bays (10 doors: 12' w x 14' h)
- Outdoor storage potential for trucks/vehicles/ equipment
- Gas fired radiant heat and recycled oil heaters
- Floor drain
- Heavy power
- Signage potential
- Easy access to Route 23 (East-West Hwy), Route 1 (Bel Air Bypass) and Route 24 (Rock Spring Rd)
- Within 5 minute drive to I-95

AVAILABLE:	7,500 SF ± (85' W x 85' D ±)
CLEAR HEIGHT:	14'-18' ±
DRIVE-INS:	10 (12' W x 14' H) (5 DRIVE-THRU BAYS)
ZONING:	CI (COMMERCIAL INDUSTRIAL DIST.)
RENTAL RATE:	NEGOTIABLE





AERIAL



ADDITIONAL PHOTOS

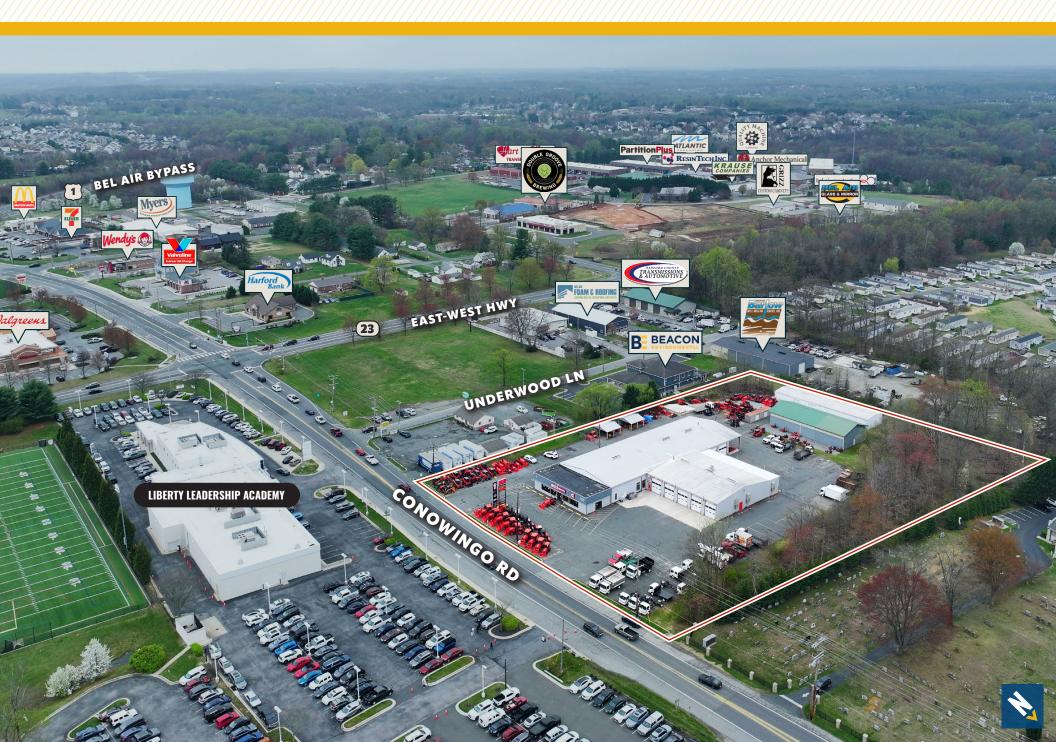








LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:



0.1 MILES **1 Min. Drive**



0.3 MILES **2 MIN. DRIVE**



1.5 MILES **3 Min. Drive**



29.8 MILES

35 MIN. DRIVE (SEAGIRT MARINE TERMINAL)



38.9 MILES **43 MIN. DRIVE**

BALTIMORE, MD

29.2 MILES **42 MIN.**

WASHINGTON, DC

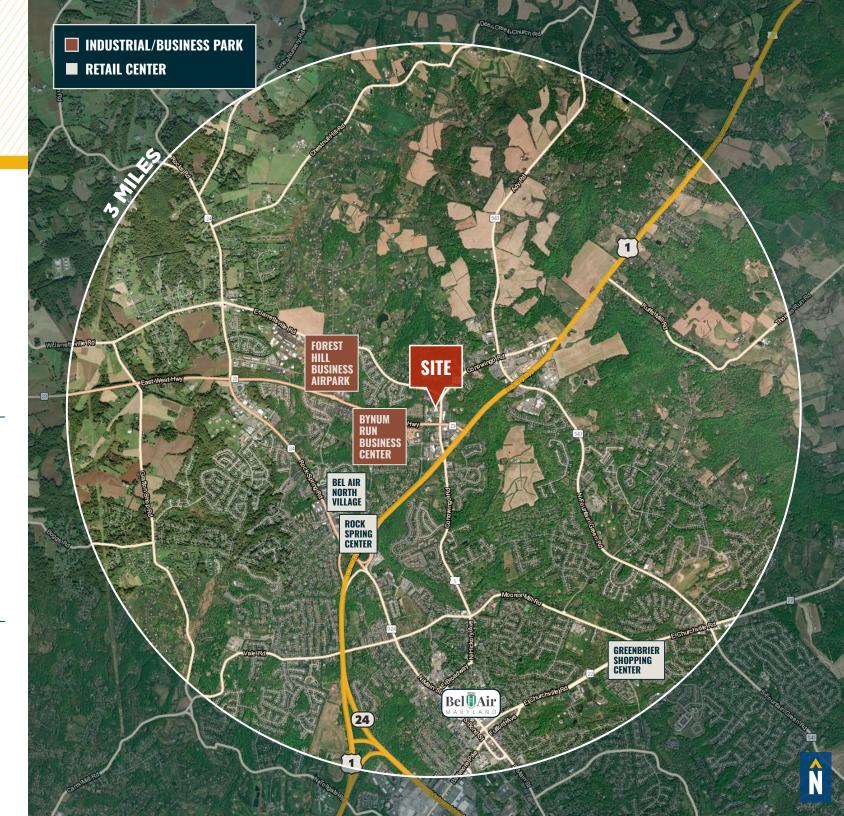
67.8 MILES **1 HR. 30 MIN.**

PHILADELPHIA, PA

80.5 MILES **1 HR. 25 MIN.**

RICHMOND, VA

184.0 MILES **3 HRS. 0 MIN.**



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