

FOR LEASE



Carroll County, Maryland



OFFICE/WAREHOUSE SPACE

2901 DEDE ROAD | FINKSBURG, MD 21048



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Mackenzie Commercial Real Estate Services, LLC

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2901 DEDE ROAD

FINKSBURG, MARYLAND 21048

AVAILABLE

6,700 sf ±

» 4,000 sf ± office (upper level)

» 2,700 sf ± warehouse (lower level)

ZONING

I-1 (Light Industrial District)

PARKING RATIO

2:1,000 sf

OCCUPANCY

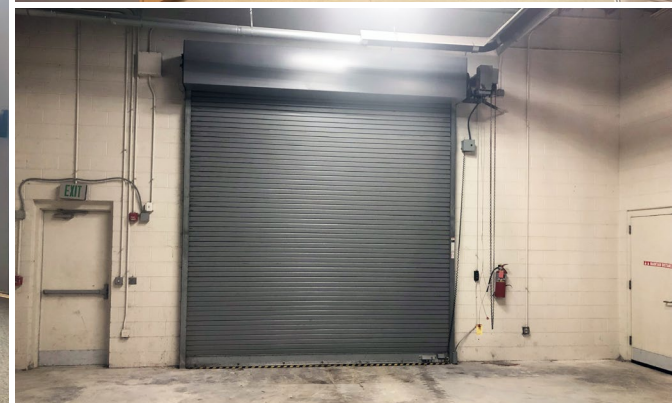
Immediate

RENTAL RATE

\$11.00 psf, NNN

HIGHLIGHTS

- ▶ Office buildout in excellent condition
- ▶ Interior stairway between office and warehouse
- ▶ Drive-in loading (rear)
- ▶ Building signage available
- ▶ Located in Walnut Industrial Park
- ▶ Minutes from I-795
- ▶ Close proximity to Westminster and Baltimore



MACKENZIE

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SITE PLAN

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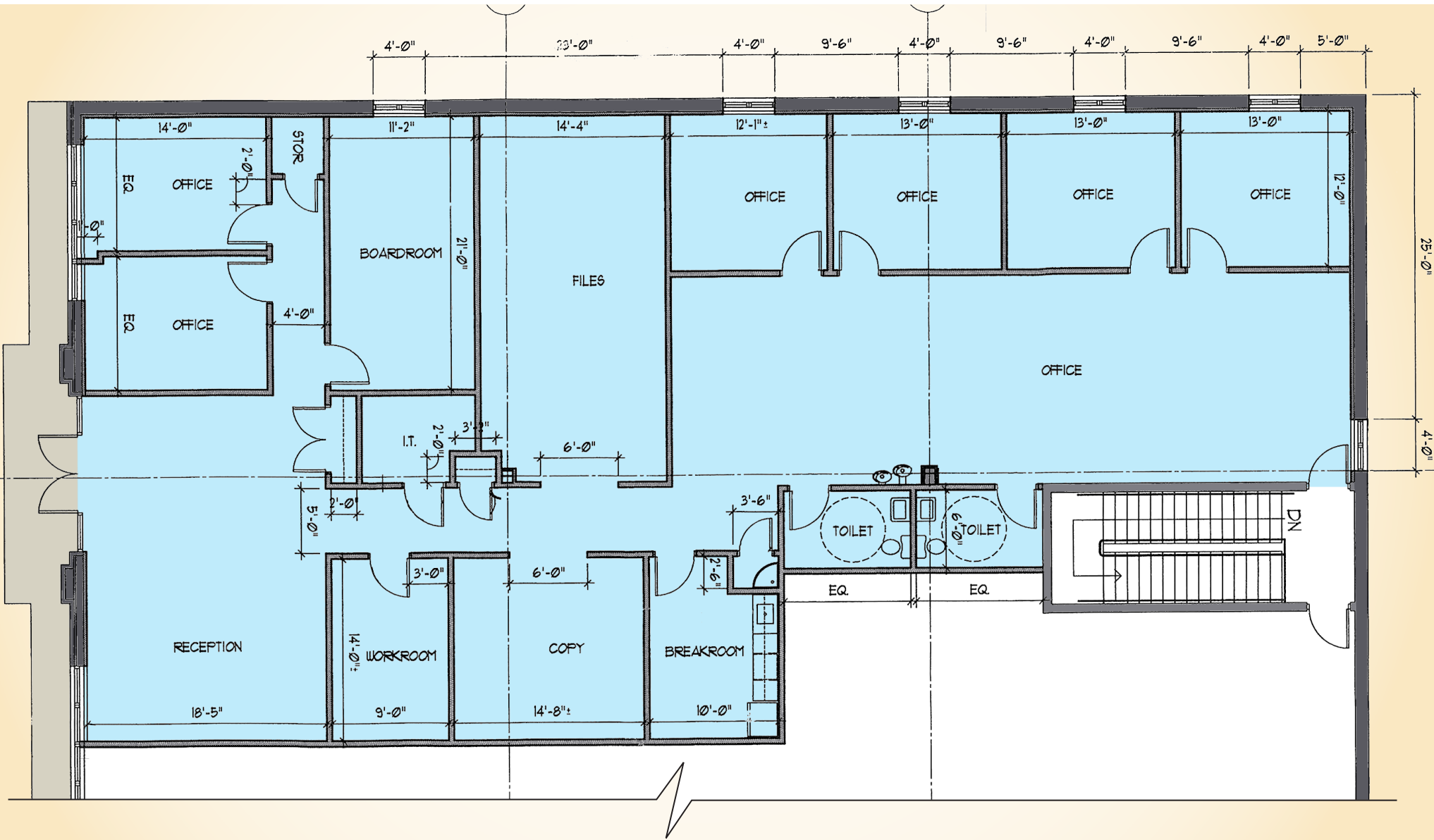
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Carroll County, Maryland

1ST FLOOR PLAN

2901 DEDE ROAD | FINKSBURG, MARYLAND 21048



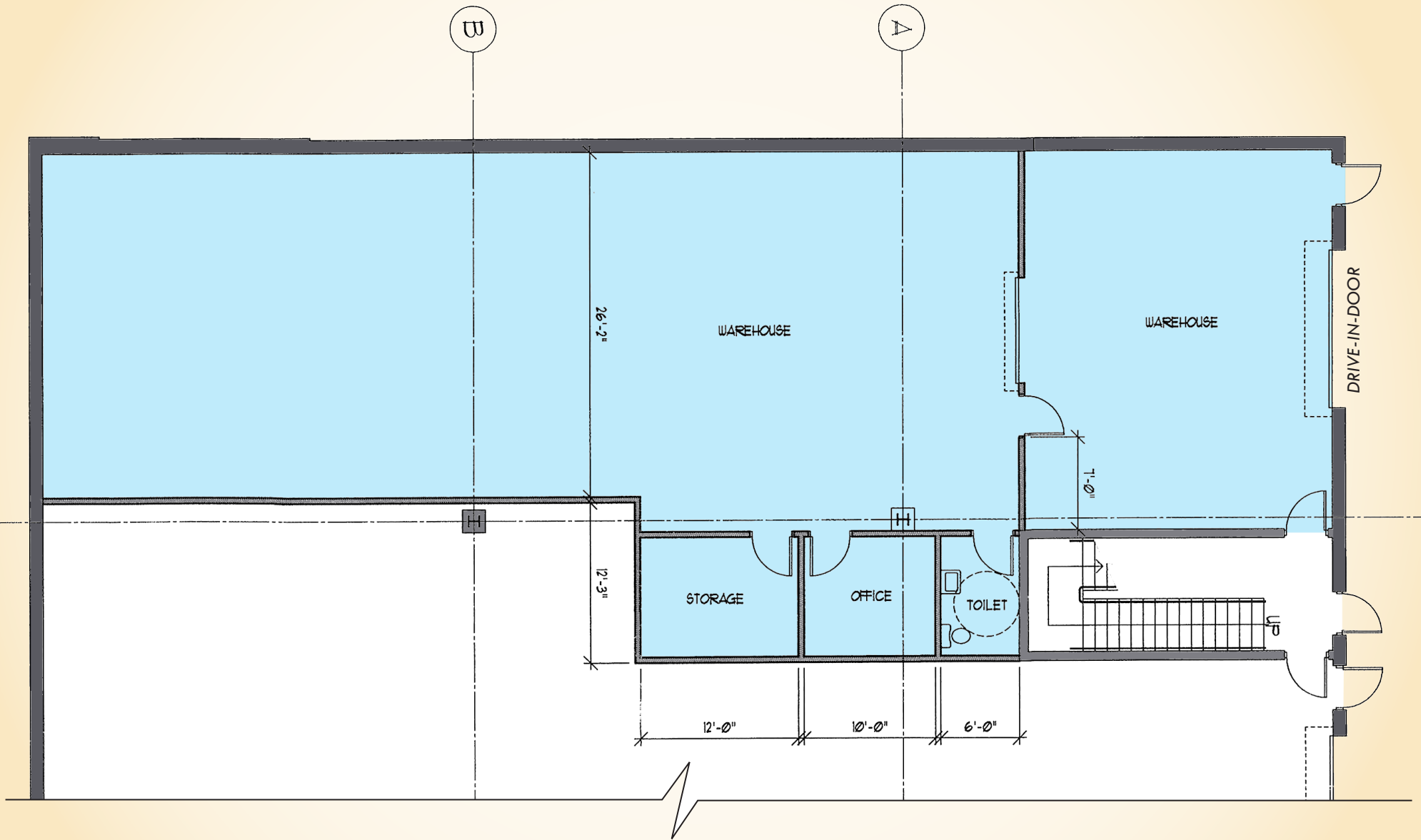
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GROUND FLOOR PLAN

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FINKSBURG TRADE AREA

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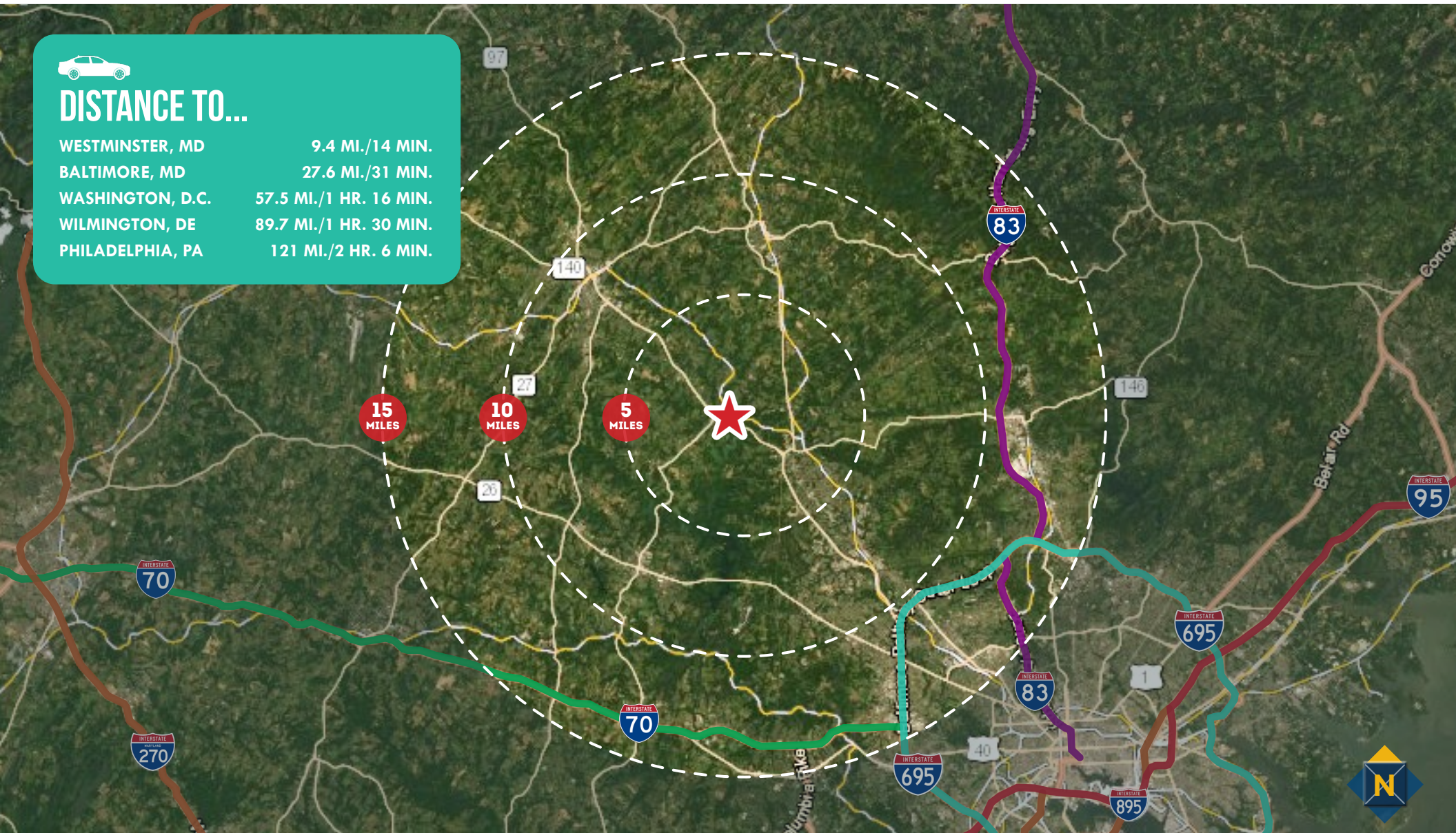
LOCATION

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DISTANCE TO...

WESTMINSTER, MD	9.4 MI./14 MIN.
BALTIMORE, MD	27.6 MI./31 MIN.
WASHINGTON, D.C.	57.5 MI./1 HR. 16 MIN.
WILMINGTON, DE	89.7 MI./1 HR. 30 MIN.
PHILADELPHIA, PA	121 MI./2 HR. 6 MIN.



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