5200 MINNICK ROAD

LAUREL, MARYLAND 20707

FOR **LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

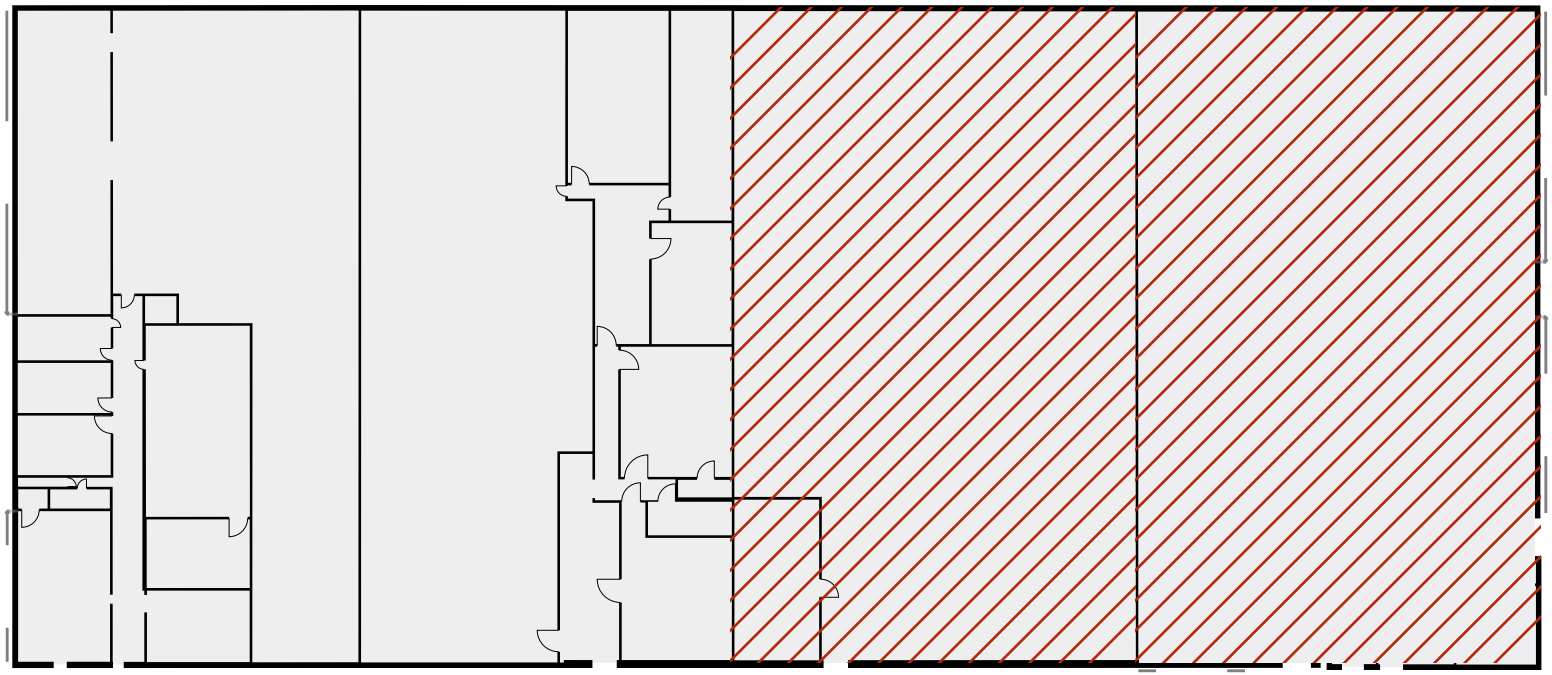
- Oversized drive-ins; 12’ roll-up doors
- Ample parking; 83 surface spaces
- 1 mile drive to I-95
- Accessible to both DC and Baltimore
- 0.55 acre fully fenced IOS with 1,500 SF of office also available

AVAILABLE:	5204: 6,000 SF ± 5206: 6,000 SF ± 0.55 ACRES ± IOS WITH 1,500 SF ± OFFICE
SITE SIZE:	2.83 ACRES ±
BUILDING SIZE:	33,418 SF ±
CLEAR HEIGHT:	17’ 6”
LOADING:	2 DRIVE-INS
PARKING:	4/1,000 SF
ZONING:	IH
RENTAL RATE:	**NEGOTIABLE**





FLOOR **PLAN: 1ST FLOOR**



SUITE 5206 - 6,000 SF

1,450 SF OFFICE
4,550 SF WAREHOUSE

SUITE 5204 - 6,000 SF

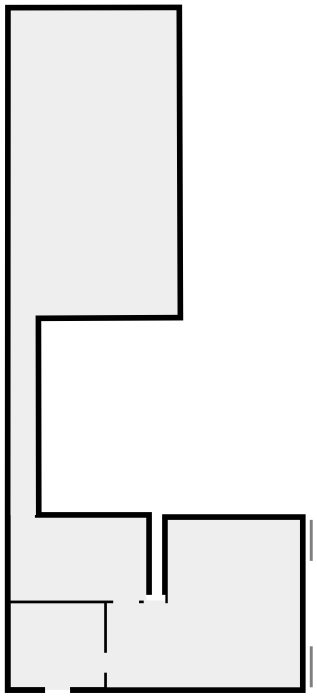
2,190 SF OFFICE
3,810 SF WAREHOUSE

LEASED
SUITE 5202 - 6,000 SF

312 SF OFFICE
5,866 SF WAREHOUSE

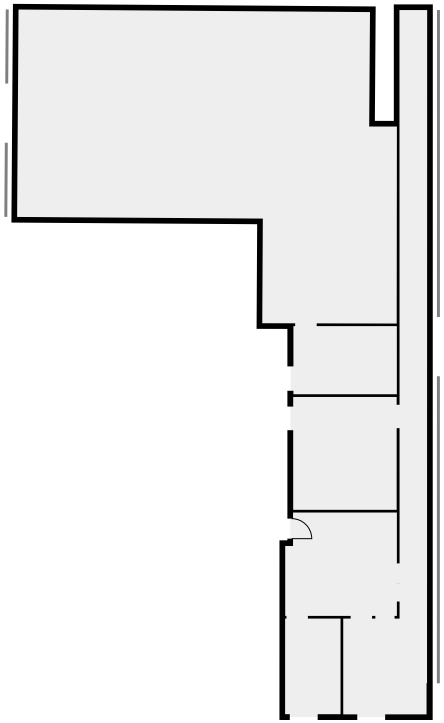
LEASED
SUITE 5200 - 6,000 SF

FLOOR **PLAN: 2ND FLOOR**



SUITE 5206 - 6,000 SF

1,450 SF OFFICE
4,550 SF WAREHOUSE



SUITE 5204 - 6,000 SF

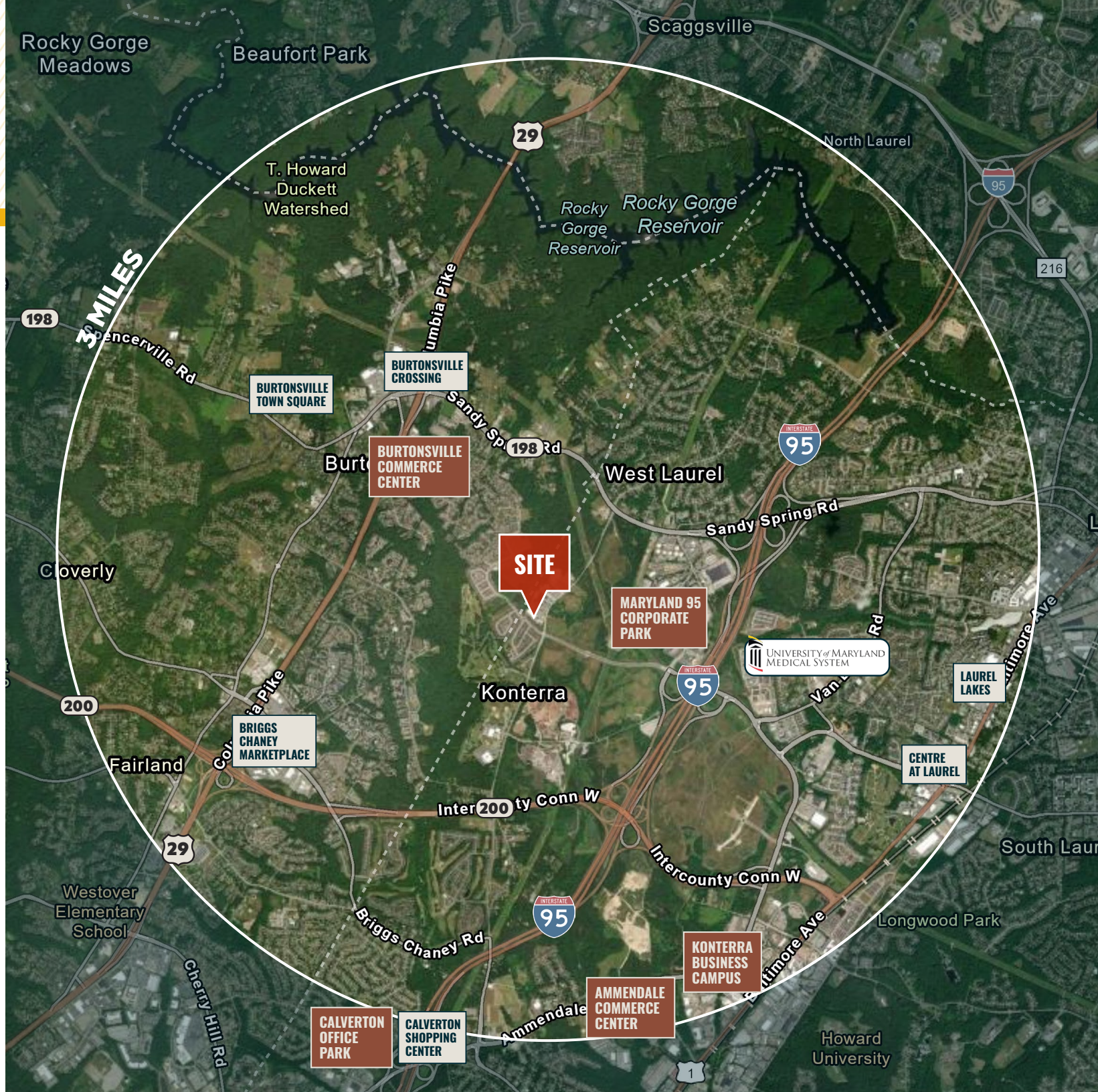
2,190 SF OFFICE
3,810 SF WAREHOUSE

TRADE AREA

DRIVING DISTANCE TO:

- 1 MILE — **2 MIN. DRIVE**
- 1 MILE — **2 MIN. DRIVE**
- 5.4 MILES — **10 MIN. DRIVE**
- 20.6 MILES — **24 MIN. DRIVE**
- 27.5 MILES — **40 MIN. DRIVE**

WASHINGTON, DC	17.5 MILES	**24 MIN.**
BALTIMORE, MD	23.2 MILES	**32 MIN.**
RICHMOND, VA	130 MILES	**2 HRS. 30 MIN.**
PHILADELPHIA, PA	125 MILES	**2 HRS. 20 MIN.**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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