



5200 MINNICK ROAD

LAUREL, MARYLAND 20707

FOR
LEASE



**3,350 TO
24,053 SF
AVAILABLE**



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

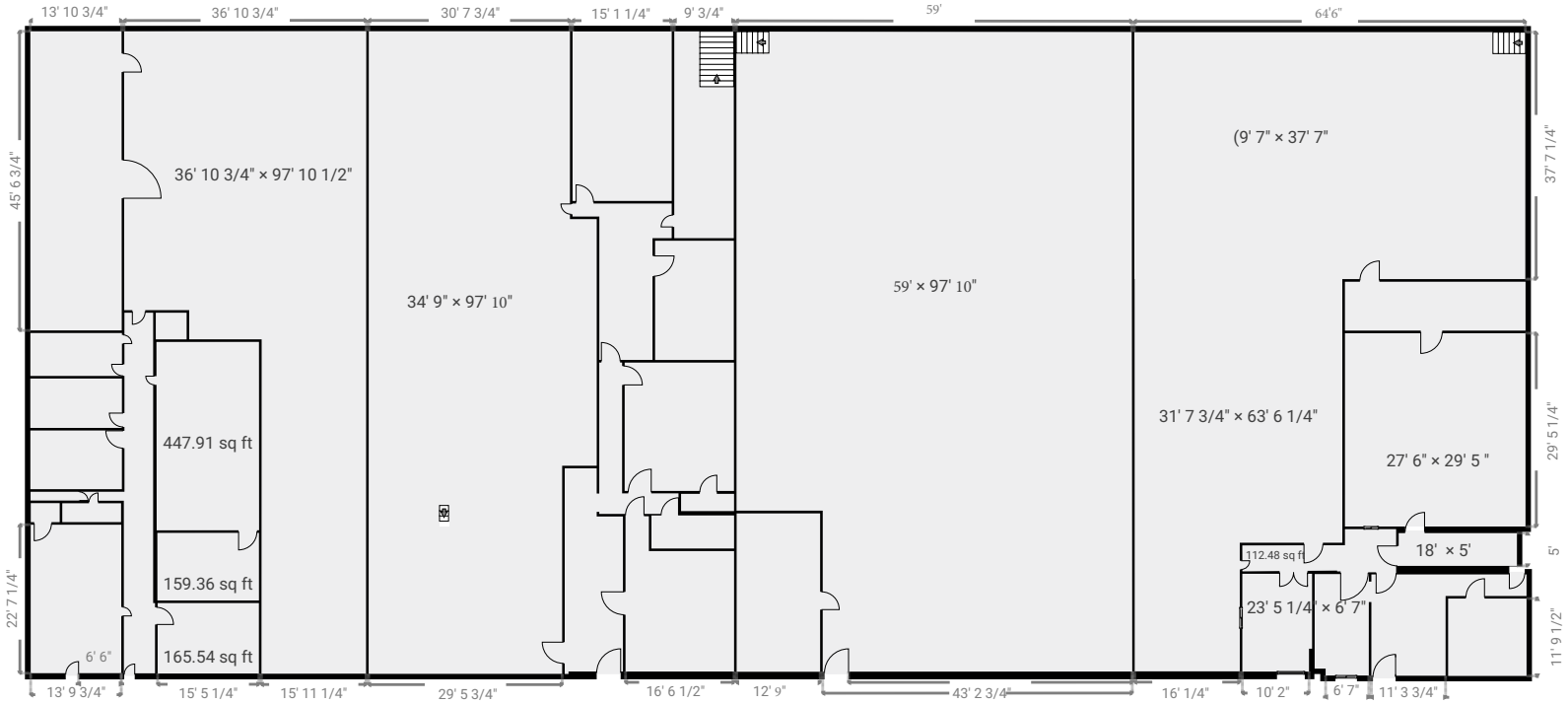
AVAILABLE:	5200: 3,350 SF ± 5202: 6,750 SF ± 5204: 8,091 SF ± 5206: 5,862 SF ±
SITE SIZE:	2.28 ACRES ±
BUILDING SIZE:	33,418 SF ±
CLEAR HEIGHT:	17' 6"
LOADING:	2 DRIVE-INS, 1 DOCK
PARKING:	4/1,000 SF
ZONING:	IH
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW



FLOOR PLAN: 1ST FLOOR



SUITE 5202 - 4,600 SF

**1,450 SF OFFICE
3,150 SF WAREHOUSE**

SUITE 5204 - 5,306 SF

**2,190 SF OFFICE
3,116 SF WAREHOUSE**

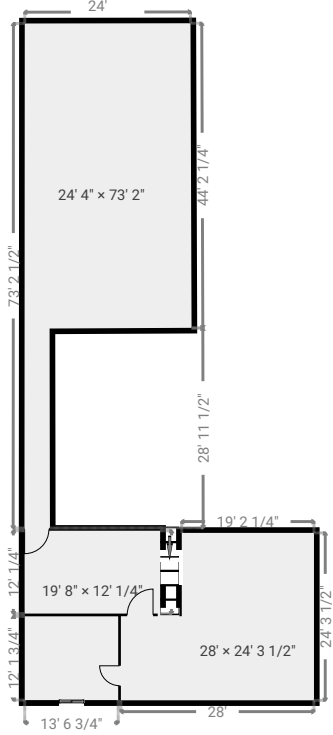
SUITE 5206 - 5,862 SF

**312 SF OFFICE
5,550 SF WAREHOUSE**

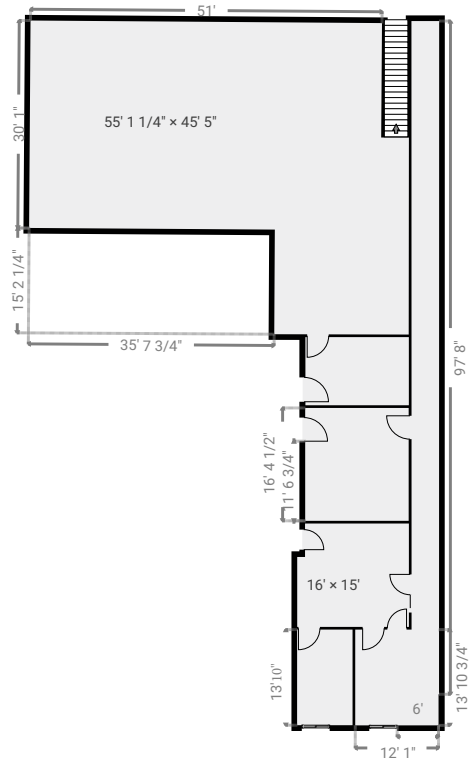
SUITE 5200 - 3,350 SF

**1,650 SF OFFICE
1,700 SF WAREHOUSE**

FLOOR PLAN: 2ND FLOOR



SUITE 5202 - 2,150 SF
975 SF OFFICE
1,175 SF MEZZANINE STORAGE



SUITE 5204 - 2,785 SF
900 SF OFFICE
1,885 SF MEZZANINE STORAGE

TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
1 MILE
2 MIN. DRIVE

198
1 MILE
2 MIN. DRIVE

INTERSTATE 495
5.4 MILES
10 MIN. DRIVE

BWI
BALTIMORE WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
20.6 MILES
24 MIN. DRIVE

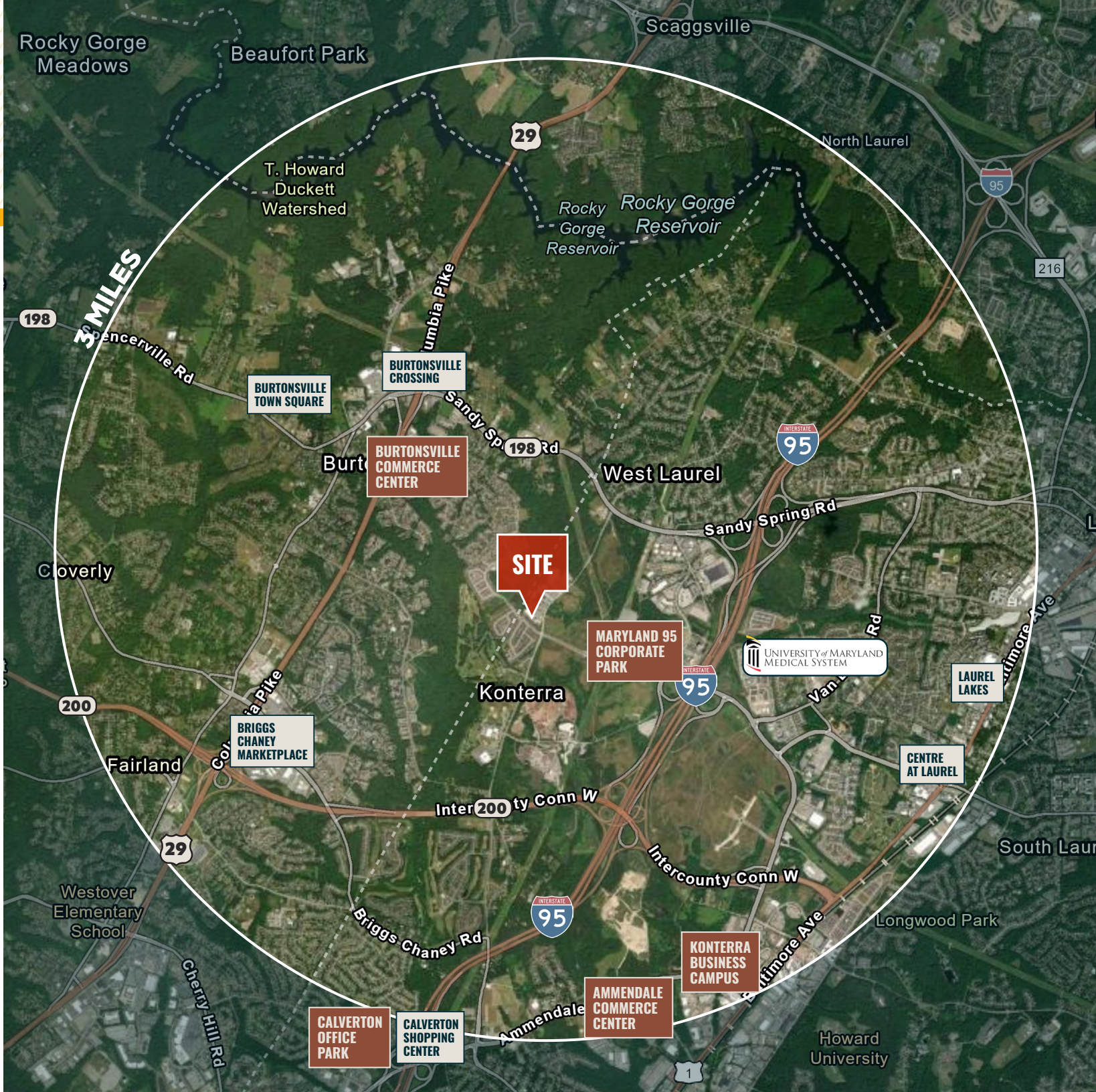
REAGAN NATIONAL
27.5 MILES
40 MIN. DRIVE

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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