

FOR LEASE

 Carroll County, Maryland

6340 SOUTH CARROLL PARK DRIVE

ELDERSBURG, MARYLAND 21784

AVAILABLE

Suite 300: 2,160 sf } available 8/1/22
Suite 400: 2,160 sf }
Max Contiguous Space = 4,320 sf

Bonus 700 sf Mezzanine included
with Suite 300

RENTAL RATE

Suite 300: \$13.90/sf } modified gross
Suite 400: \$12.25/sf }

ZONING

C2 (Commercial Medium)

TRAFFIC COUNT

17,690 AADT (Liberty Road)

HIGHLIGHTS

- ▶ Flex space with great location and signage on Rte. 26
- ▶ Fully air conditioned space
- ▶ Suite 300 has 700 sf structural mezzanine included
- ▶ 20' ceiling height
- ▶ Large drive in roll up doors



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TRADE AREA

6340 SOUTH CARROLL PARK DRIVE | ELDERSBURG, MARYLAND 21784

