FOR **LEASE**

SMALL BAY WHSE W/ CONTRACTOR'S YARD

7300 GOLDEN RING ROAD | ESSEX, MARYLAND 21221



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Individual contractor's yard available for lease with the warehouse or separately
- Nine (9) drive-in doors
- Heavy power
- Unit 1: 2,563 SF, 13' ceiling height, Two (2) drive-in doors, small office, restroom, 4,200 SF yard
- Unit 2: 1,540 SF, 13' ceiling height, One (1) 10x12 drive-in door, restroom, 6,200 SF yard
- Unit 3: 2,337 SF, 9' ceiling height, One (1) 10x10 drive-in door, 125 SF office, restroom, 5,200 SF yard
- Unit 4: 4,285 SF, 13' ceiling height, Three (3) 10x12 drive-in doors, 500 SF office, 2 restrooms, 6,600 SF yard
- Unit 5: 2,751 SF, 13' ceiling height, Two (2) 10x12 drive-in doors, restroom, 6,000 SF yard

AVAILABLE:	1,504 - 13,476 SF ±
SITE SIZE:	2.06 ACRES ±
CLEAR HEIGHT:	9'-13'
ZONING:	ML-IM
RENTAL RATE:	**NEGOTIABLE**





AERIAL

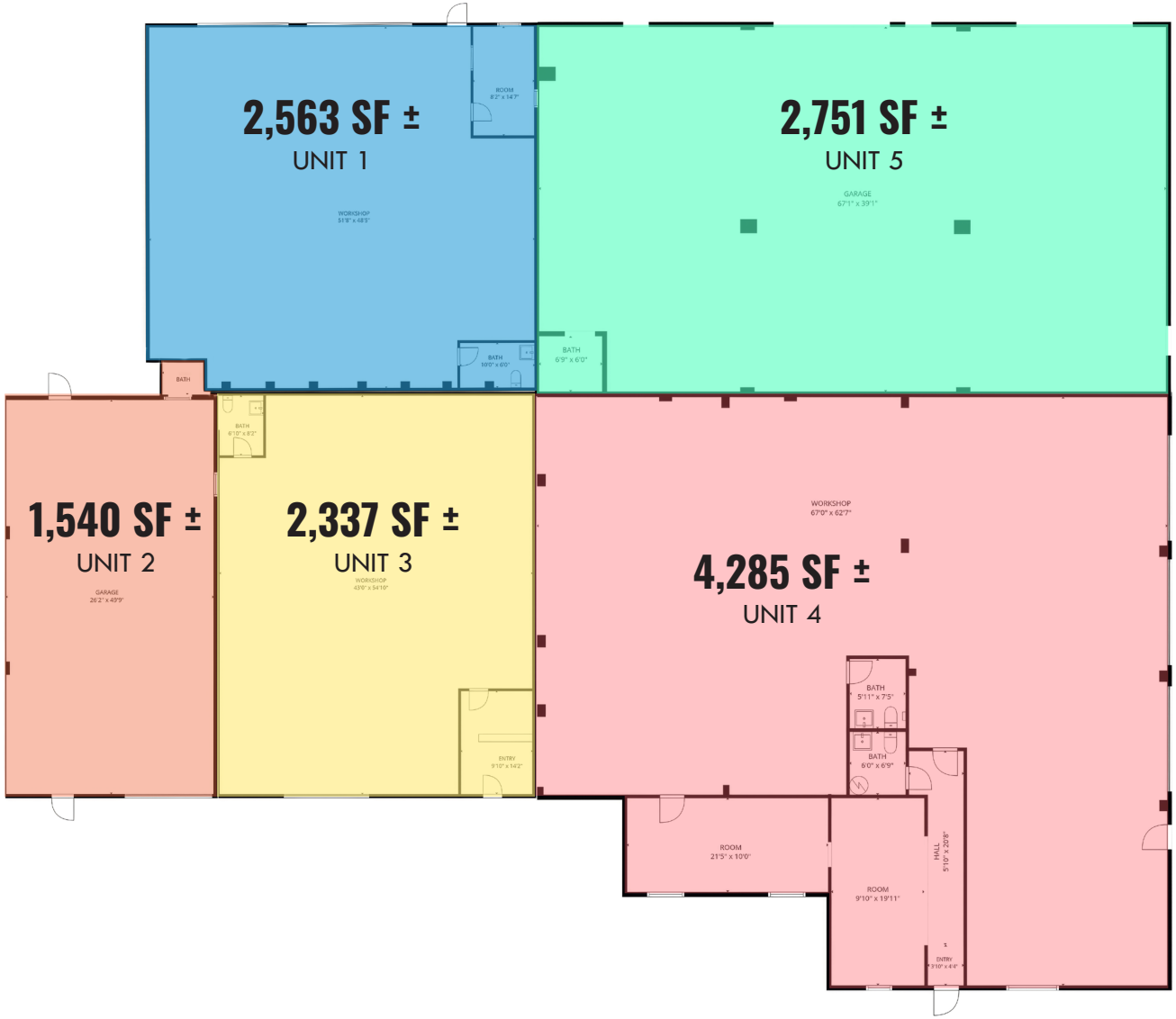






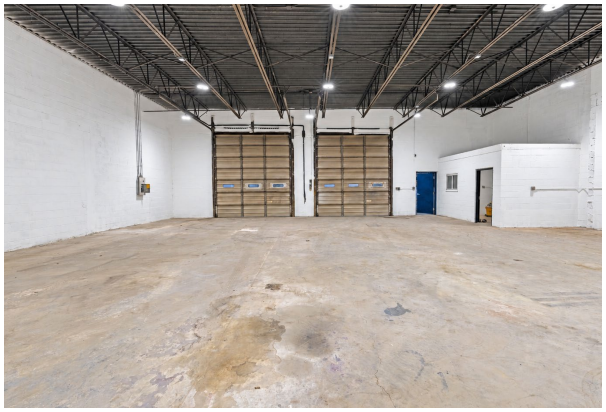


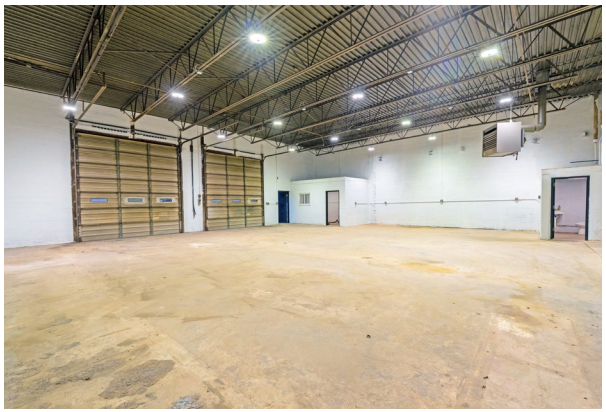
FLOOR **PLAN**

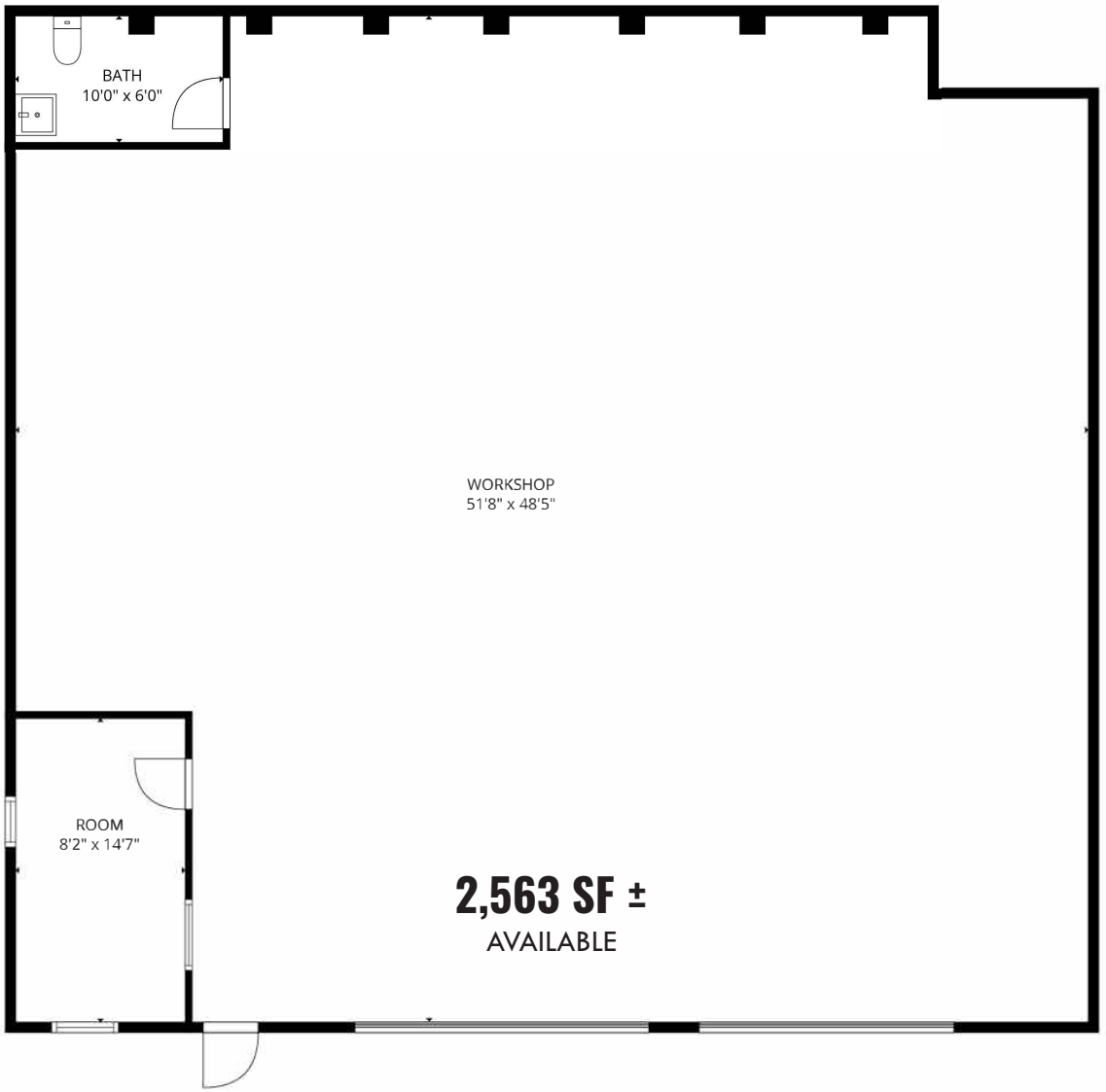

2,563 SF ±
UNIT 1
2,751 SF ±
UNIT 5
1,540 SF ±
UNIT 2
2,337 SF ±
UNIT 3
4,285 SF ±
UNIT 4

FLOOR **PLAN: UNIT 1**





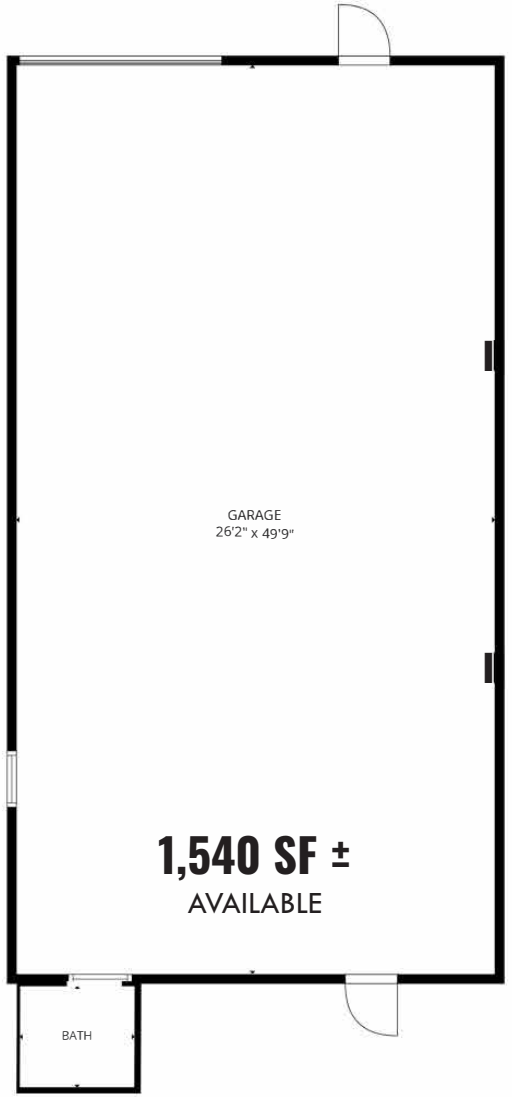




FLOOR **PLAN: UNIT 2**





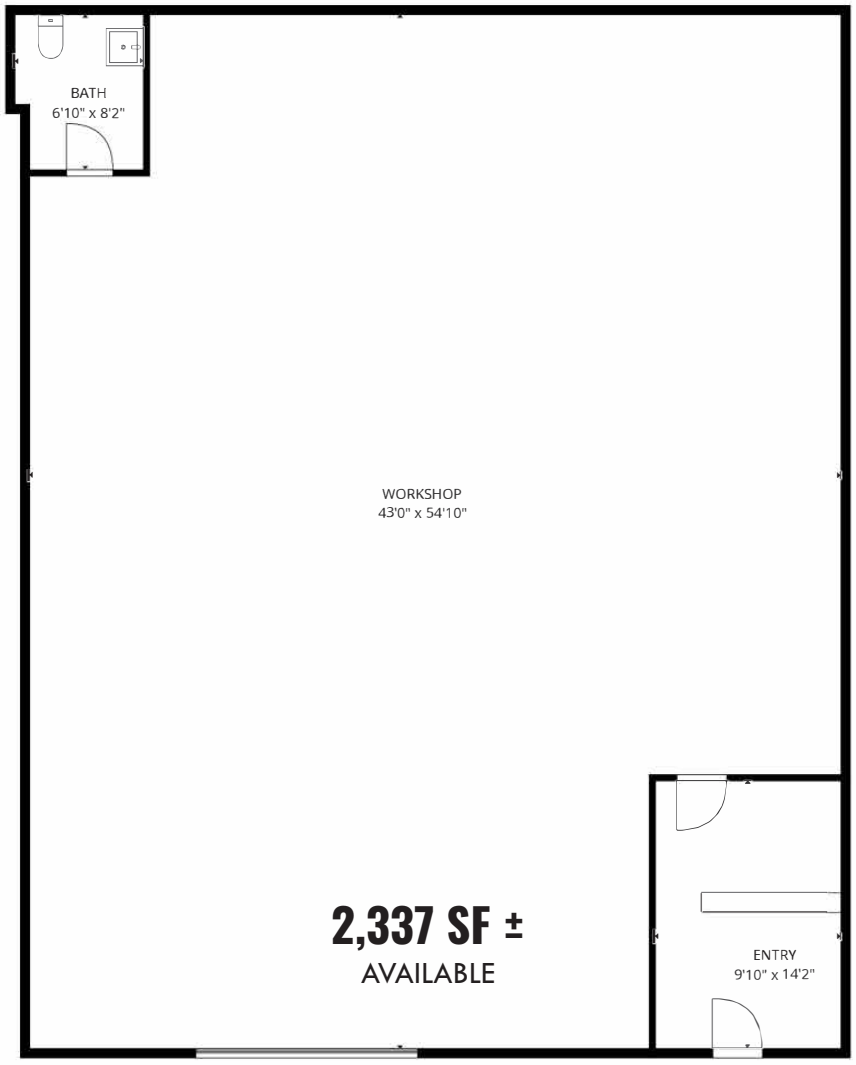


FLOOR **PLAN: UNIT 3**







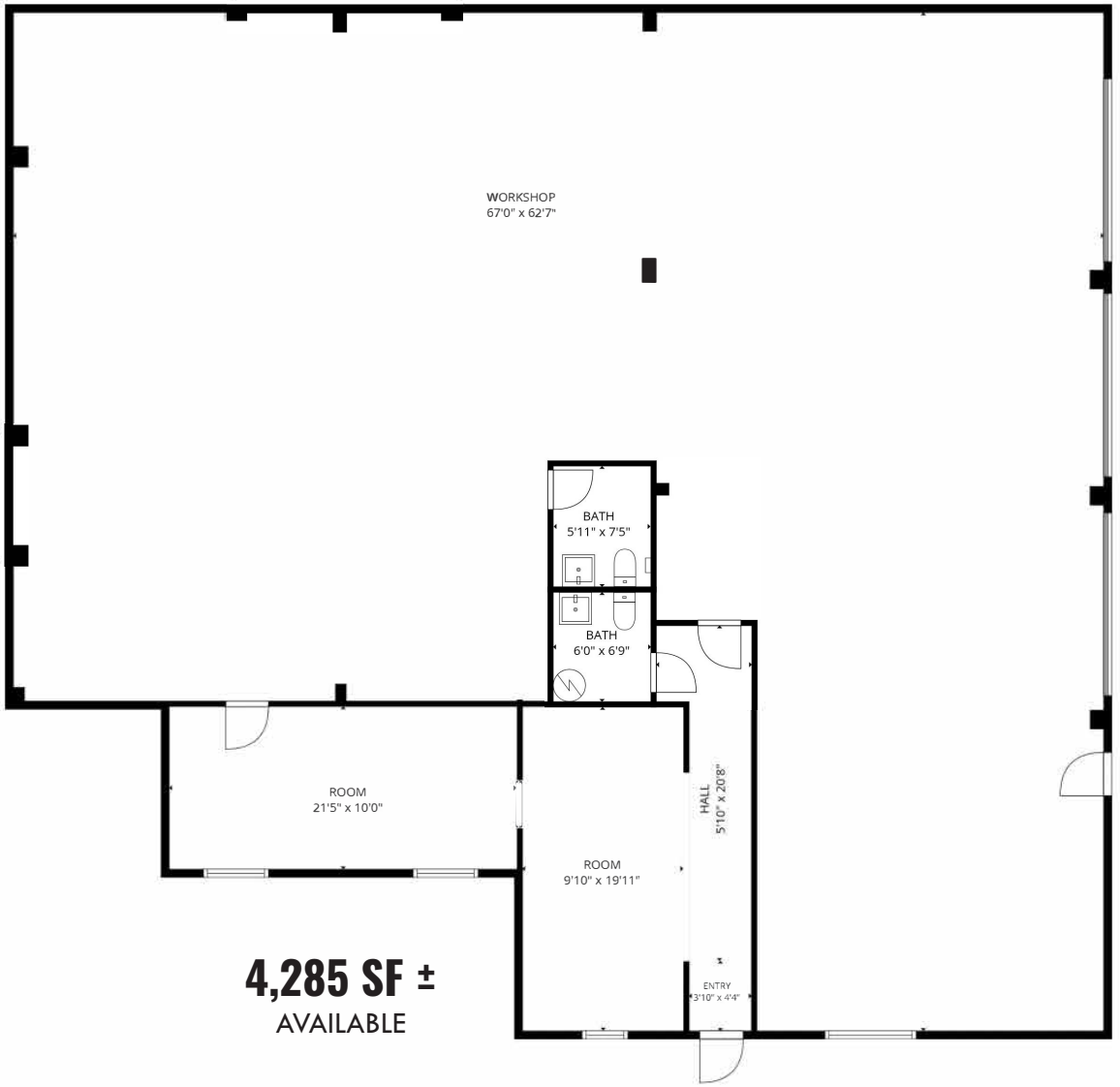


FLOOR **PLAN: UNIT 4**









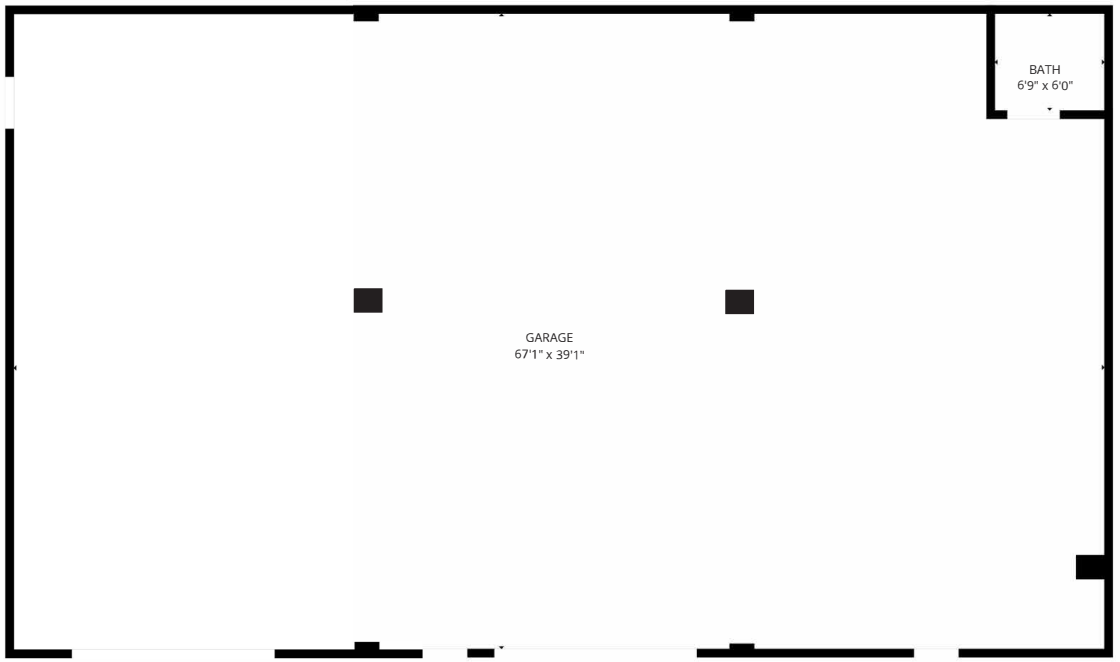
4,285 SF ±
AVAILABLE

FLOOR **PLAN: UNIT 5**



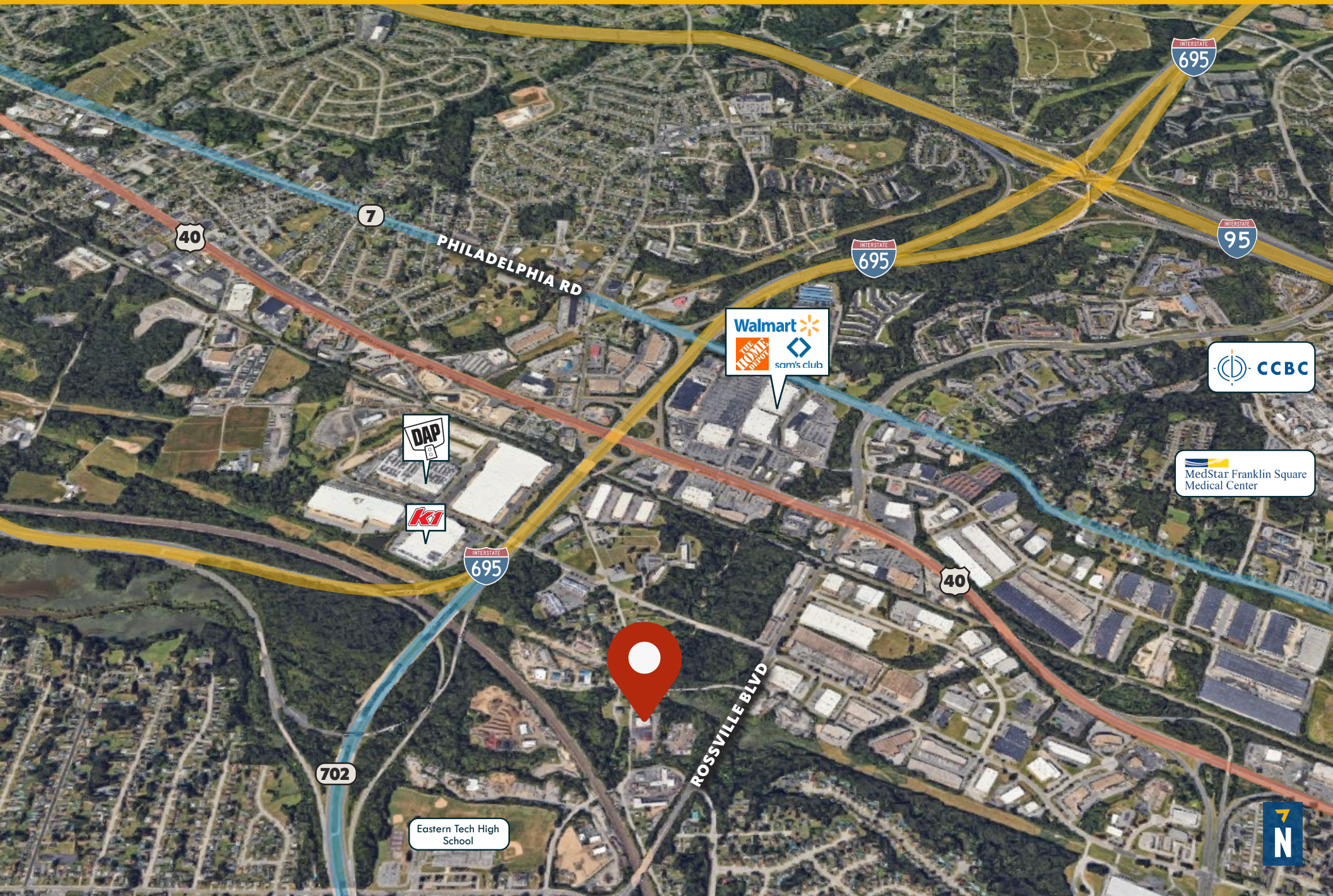






2,751 SF ±
AVAILABLE

LOCAL **BIRDSEYE**



MARKET AERIAL



FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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