

INDUSTRIAL SPACE OFFERED FOR LEASE

8735 Bollman Place | Savage, Maryland 20763



BUILDING NAME:	Corridor Industrial Park
STREET ADDRESS:	8735 Bollman Place, Units G, Savage, Maryland 20763
AVAILABLE SPACE:	4,500 sf
BUILDING STORIES:	One
LEASE RATE:	\$8.25 psf, NNN (est. \$1.50 psf) plus snow removal
LEASE TYPE:	Industrial Gross
ESCALATION:	3% annually
LEASE TERM:	3-5 years +
DATE AVAILABLE:	Immediate
ZONING:	M-2
TYPICAL UNIT SIZE:	185' x 64'
CEILING HEIGHT:	18'
PARKING:	Ample
EXTERIOR CONSTRUCTION:	Masonry
FLOOR:	Concrete
SPRINKLER:	Yes/Wet
UTILITY SERVICE:	Public water and sewer
HEATING:	Controlled by Tenant; oil fired heat
HVAC:	In office area
ELECTRIC SERVICE:	480V - 277 amps
LOADING:	Drive-in
HIGHLIGHTS:	<ul style="list-style-type: none">• Two restrooms in office• 1,800 sf office build out (5 offices and conference room)• Convenient to Route 32