



# LONDONTOWN BUSINESS CENTER

1332 LONDONTOWN ROAD | ELDERSBURG, MARYLAND 21784

FOR  
LEASE

WAREHOUSE SPACE:  
**30,000 SF**  
AVAILABLE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 30,000 SF  $\pm$  warehouse space w/ 3 drive-ins
- 100% A/C warehouse, with new LED lighting
- Ample on-site parking
- Just off of Liberty Road (Rt. 26), bustling with retail/service/dining destinations
- 8 miles to I-70

WAREHOUSE SPACE



AVAILABLE:

30,000 SF  $\pm$  (WAREHOUSE, DIVISIBLE)

COLUMN SPACING:

30' x 40'  $\pm$

LOADING:

3 DRIVE-INS

SPRINKLERS:

WET

ZONING:

I-1 (LIGHT INDUSTRIAL DISTRICT)

RENTAL RATE:

\$10.00/SF, NNN





# SITE PLAN





# FLOOR PLAN



POTENTIAL FUTURE ROLL-UP DOOR

EXPANDED PARKING

← NEW REAR ACCESS →

ROLL-UP  
DOOR

SUITE 99  
**30,000 SF**  
AVAILABLE  
(DIVISIBLE)

SUITE 99  
**30,000 SF ±**



SUITE 330

**HAJOCA**  
PLUMBING • HEATING • INDUSTRIAL SERVICES

**Dopkin**



SUITE 95



*Charles A. Klein & Sons, Inc.*  
PLUMBING • HEATING • AIR CONDITIONING • VENTILATION

SUITE 300  
HOMETOWN VAN LINES



SUITE 100



SUITE 101

SUITE 102



SUITE 103





# SUITE 99 PHOTOS: WAREHOUSE SPACE





# ELDERSBURG TRADE AREA





# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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