



# LONDONTOWN BUSINESS CENTER

1332 LONDONTOWN BLVD | ELDERSBURG, MARYLAND 21784

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Newly renovated lobby, bathrooms, and common areas; extensive glass line
- Close to major routes with great visibility; near various amenities and restaurants
- Plenty of parking
- Attractive rental rates
- Executive Office Space - Suite 115:
  - Executive-style office offering short-term options
  - Rental includes private office and access to shared conference room, break room, and reception area
  - All utilities and internet included

### AVAILABLE:

SUITE 108 E & F: 1,000 SF ±  
SUITE 108 D: 1,000 SF ±  
SUITE 200: 1,500-8,341 SF ±  
SUITE 115: 100-400 SF ±

### ZONING:

I-1 (LIGHT INDUSTRIAL DISTRICT)

### RENTAL RATE:

\$25.50/SF, FS



GOOGLE STREET VIEW





# SITE PLAN

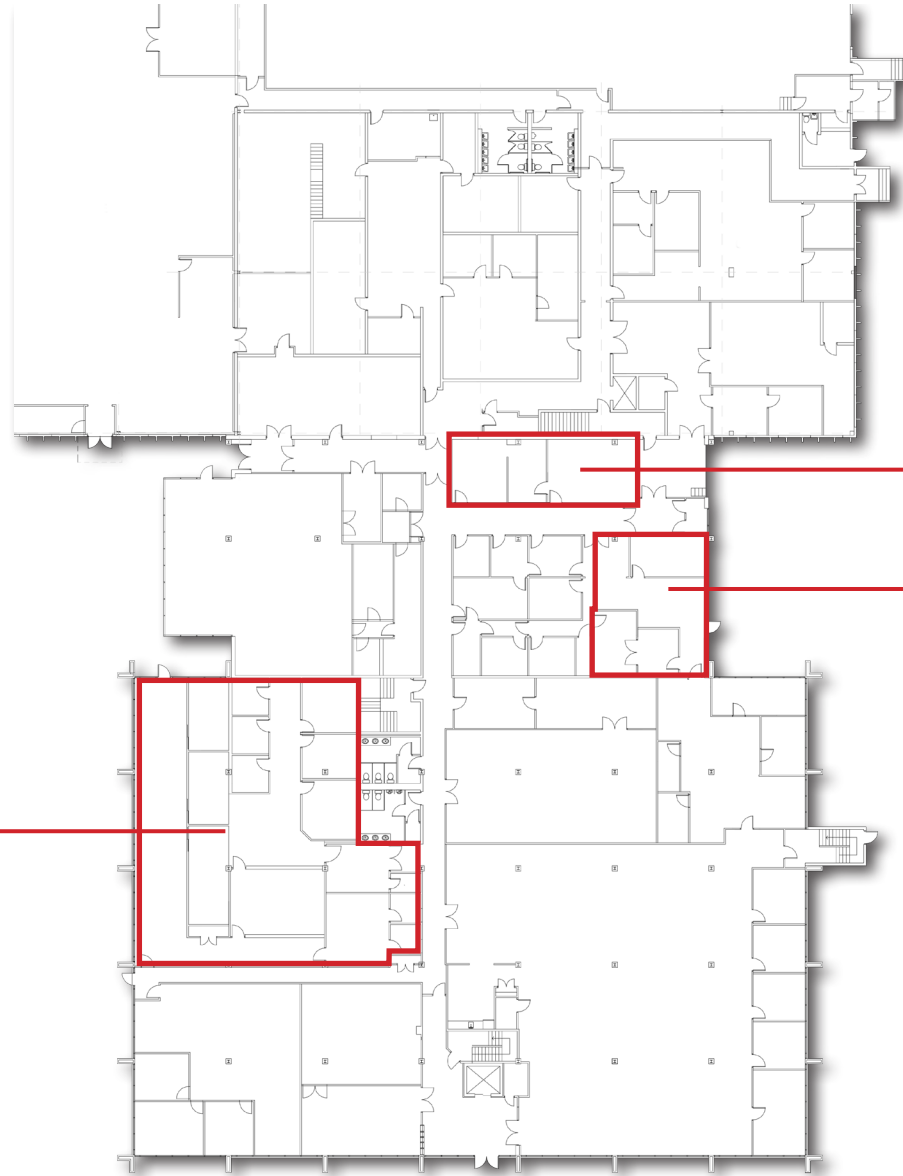




# FLOOR PLAN - 1ST FLOOR

 - AVAILABLE

Suite 115: 100 - 400 sf  
Executive Offices

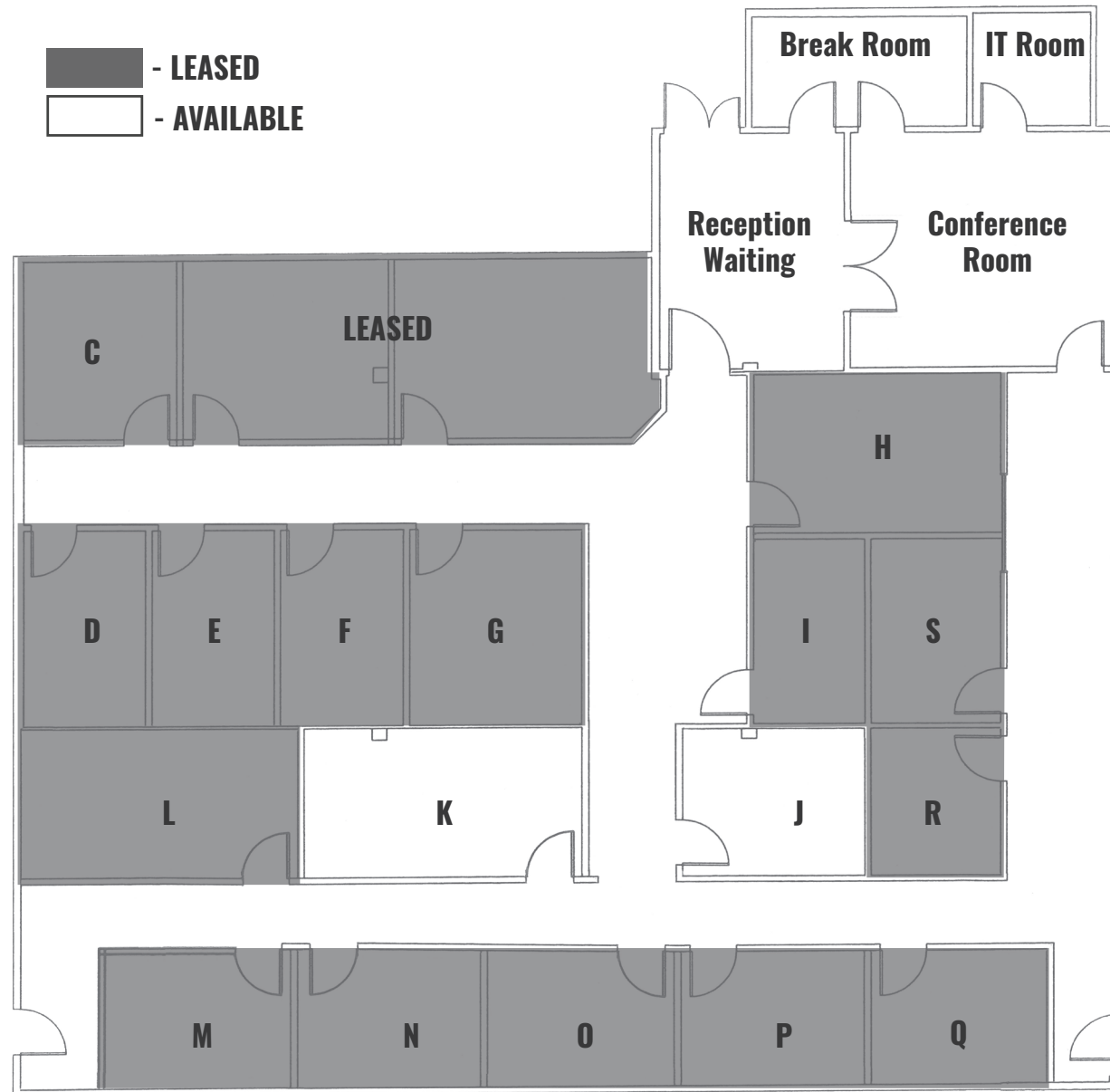


○ Suite 108 E&F: 1,000 sf

○ Suite 108 D: 1,000 sf



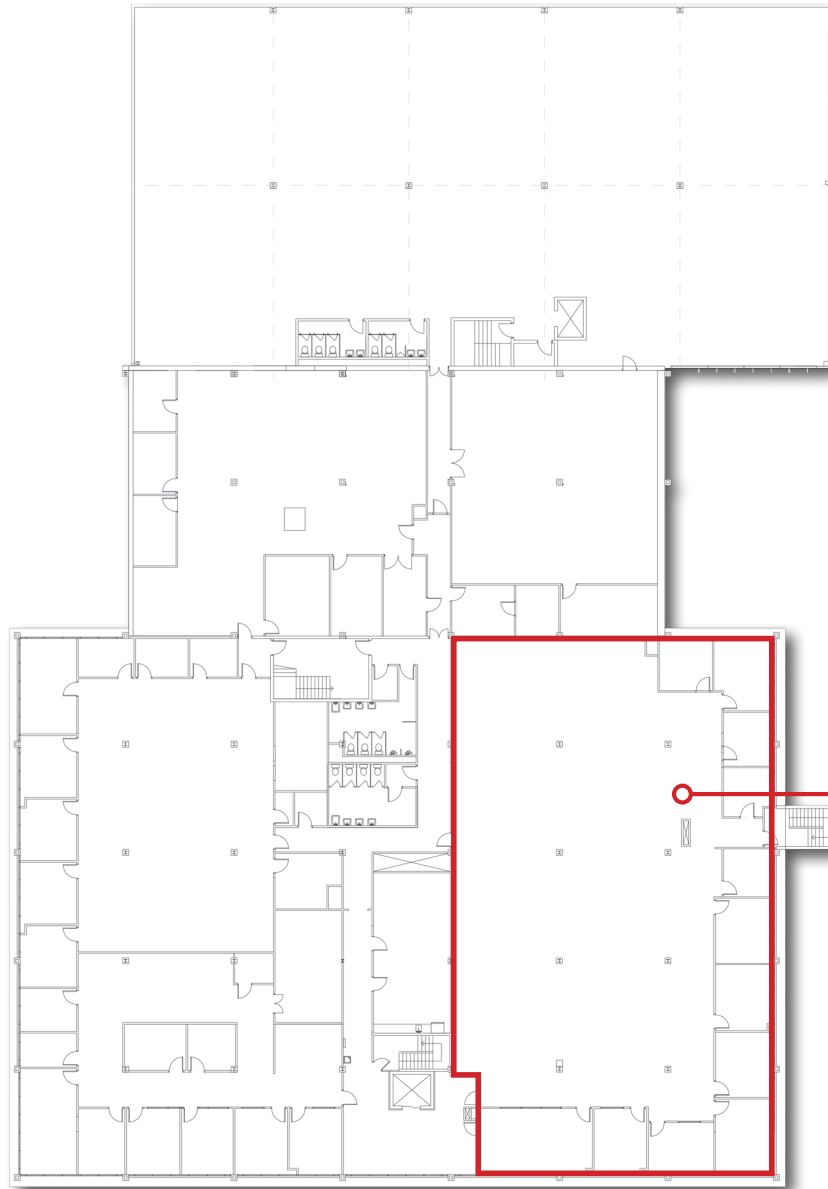
# FLOOR PLAN - EXECUTIVE OFFICE SPACES





# FLOOR PLAN - 2ND FLOOR

 - AVAILABLE



Suite 200: 1,500 sf - 8,341 sf

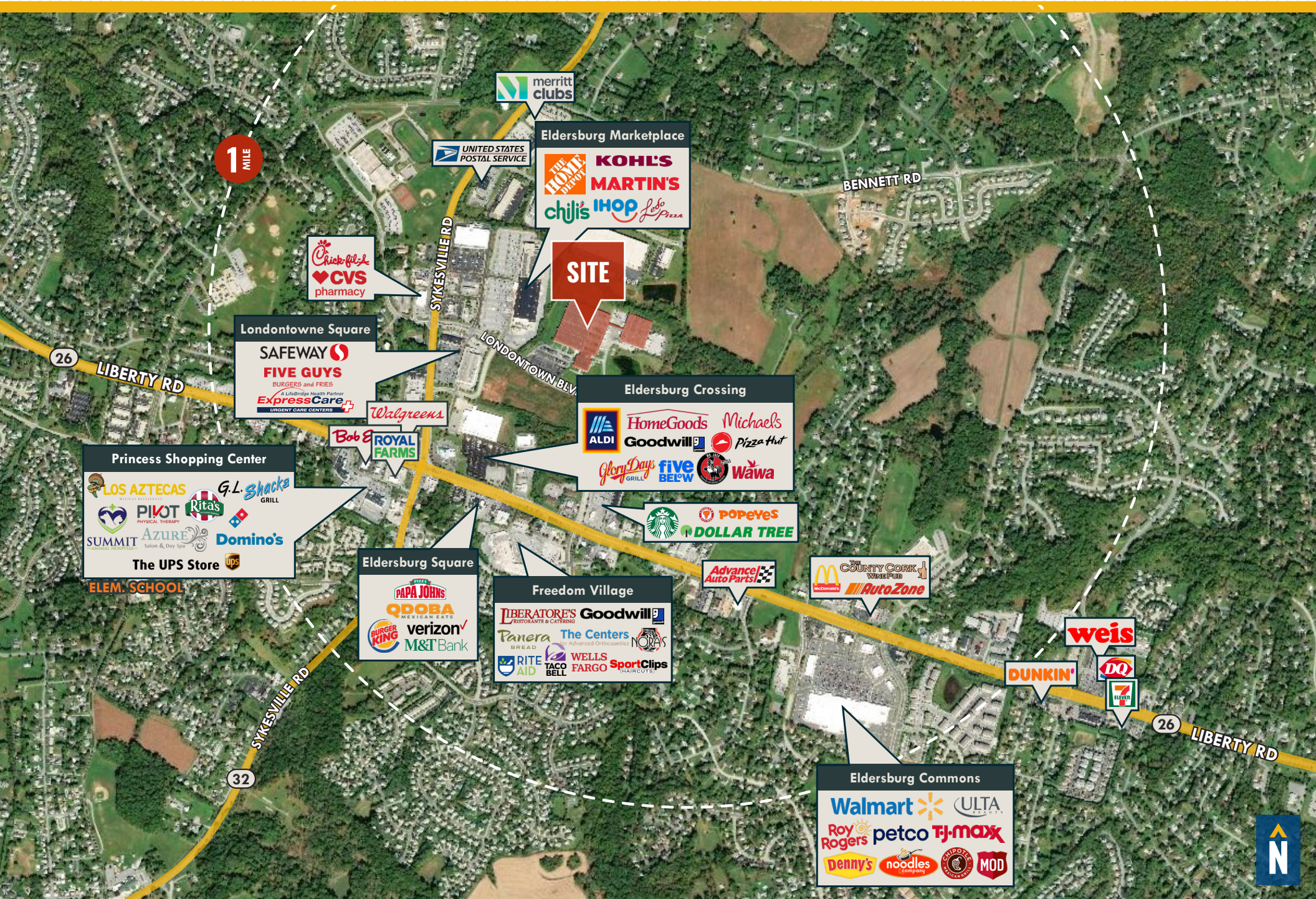


# 2ND FLOOR



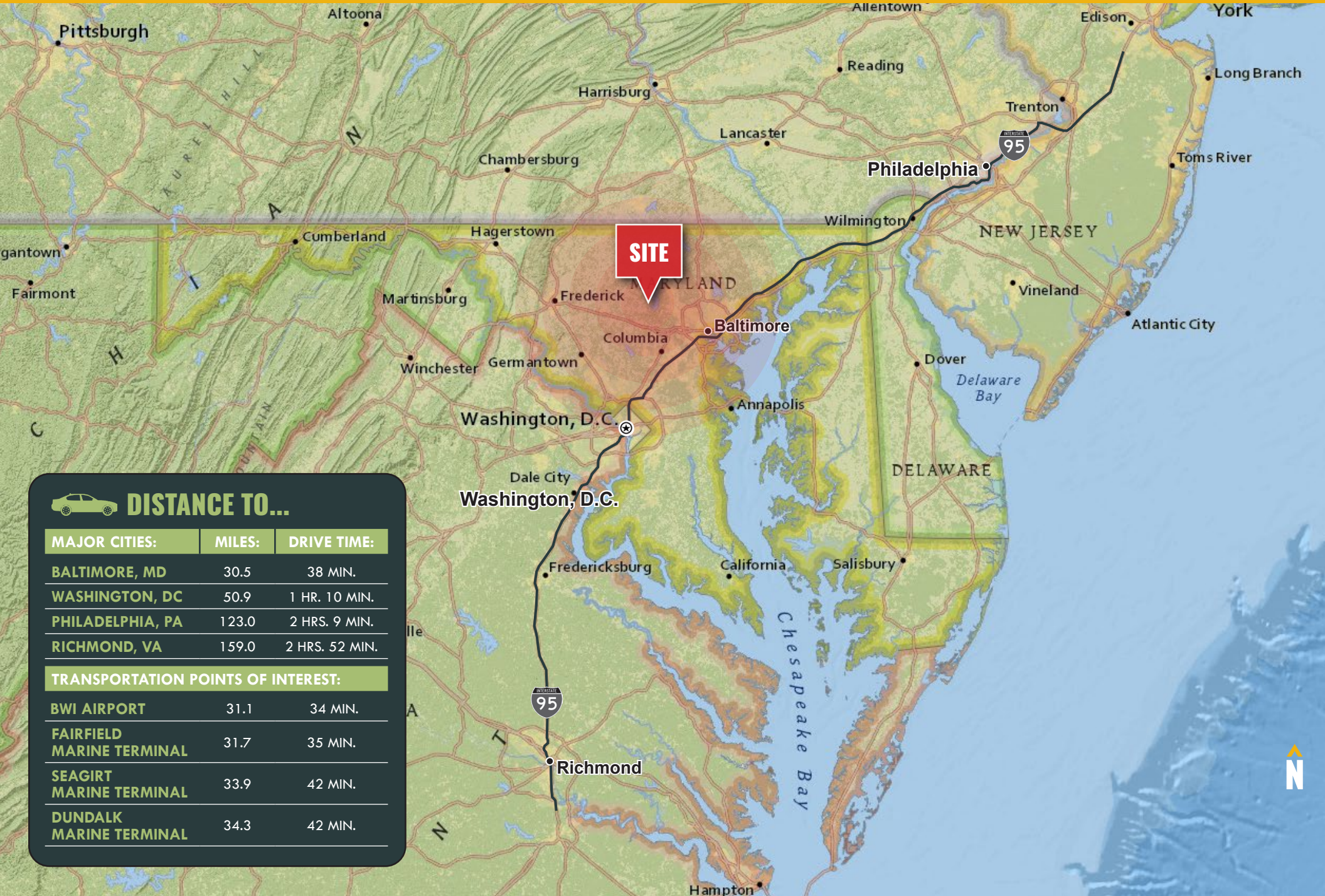


# ELDERSBURG TRADE AREA





# LOCATION



## DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	30.5	38 MIN.
WASHINGTON, DC	50.9	1 HR. 10 MIN.
PHILADELPHIA, PA	123.0	2 HRS. 9 MIN.
RICHMOND, VA	159.0	2 HRS. 52 MIN.

TRANSPORTATION POINTS OF INTEREST:		
BWI AIRPORT	31.1	34 MIN.
FAIRFIELD MARINE TERMINAL	31.7	35 MIN.
SEAGIRT MARINE TERMINAL	33.9	42 MIN.
DUNDALK MARINE TERMINAL	34.3	42 MIN.



# FOR MORE INFO **CONTACT:**



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*SENIOR VICE PRESIDENT*

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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