



FOR **SALE/LEASE**

# STANDALONE WAREHOUSE WITH YARD

4700 VARNUM STREET | BLADENSBURG, MARYLAND 20710



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 3,961 SF warehouse building (47' x 78')
- Office space with small conference room
- One (1) drive-in: 10' w x 10' h
- Two (2) heaters
- Outdoor storage space for car/fleet parking
- Easy access to Route 1 and Route 450



BUILDING SIZE:	3,961 SF ±
LOT SIZE:	.17 ACRES ±
CLEAR HEIGHT:	11' ±
DRIVE-INS:	1 (10' W x 10' H)
ZONING:	IE (INDUSTRIAL, EMPLOYMENT)
RENTAL RATE:	\$17.00 PSF, NNN
SALE PRICE:	\$900,000

# ADDITIONAL PHOTOS





# FOR MORE INFO **CONTACT:**



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