

FOR SUBLEASE

# 4606 Appliance Drive

Belcamp, MD 21017



120,917± SF Available

Sublease Term Through November 30, 2032

CLASS A  
WAREHOUSE SPACE

# PROPERTY FEATURES



**120,917± SF**

AVAILABLE

**1,500 SF**

BUILD TO SUIT OFFICE

**21**

LOADING DOCKS

**2**

DRIVE-INS

**36'**

CLEAR

**31**

**(27 Regular/4 Handicap)**

AUTO PARKING SPACES

**38**

TRAILER DROPS

**ESFR**

SPRINKLER SYSTEM

**400 AMPS**

277/480v

**180'**

TRUCK COURT

**54' w X 47'6" d**

WITH 60' SPEED BAYS

**ZONING**

GI – General Industrial

**NEGOTIABLE**

RENTAL RATE

**\$1.50 PSF/YEAR**

ESTIMATED OPERATING EXPENSES

**November 30, 2032**

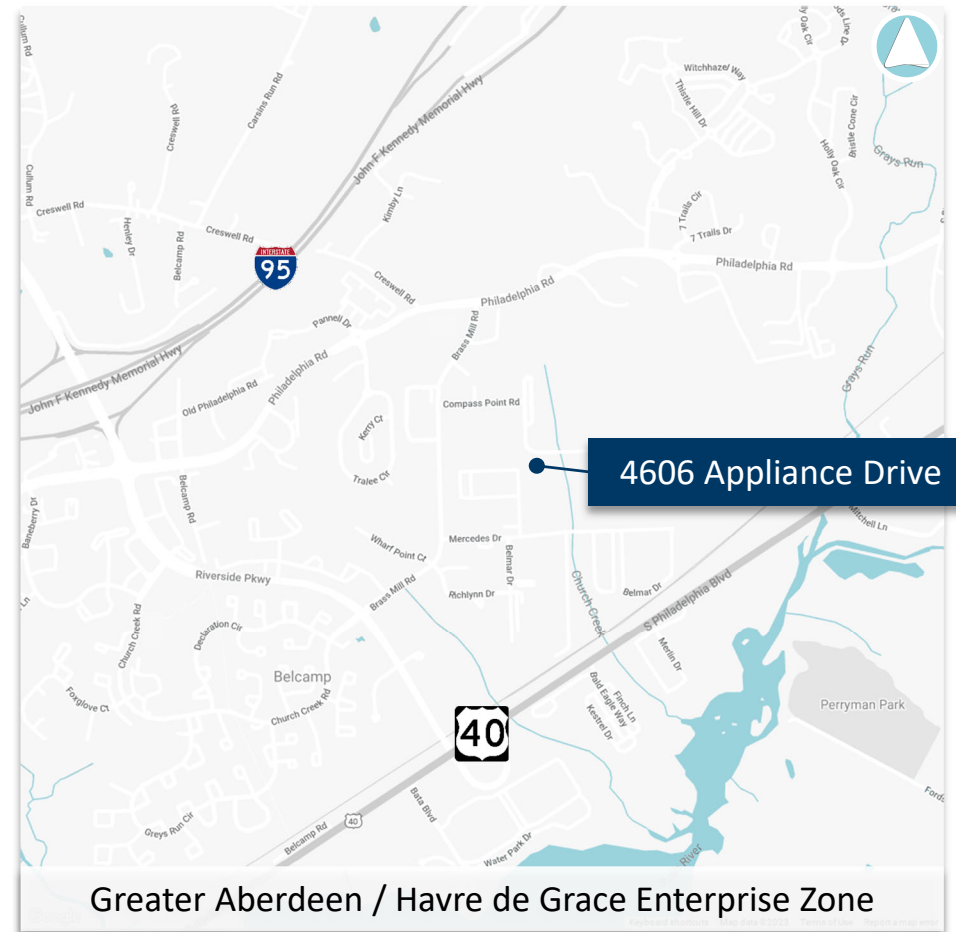
SUBLEASE TERM EXPIRES

FLEXIBLE SUBLEASE TERM AVAILABLE

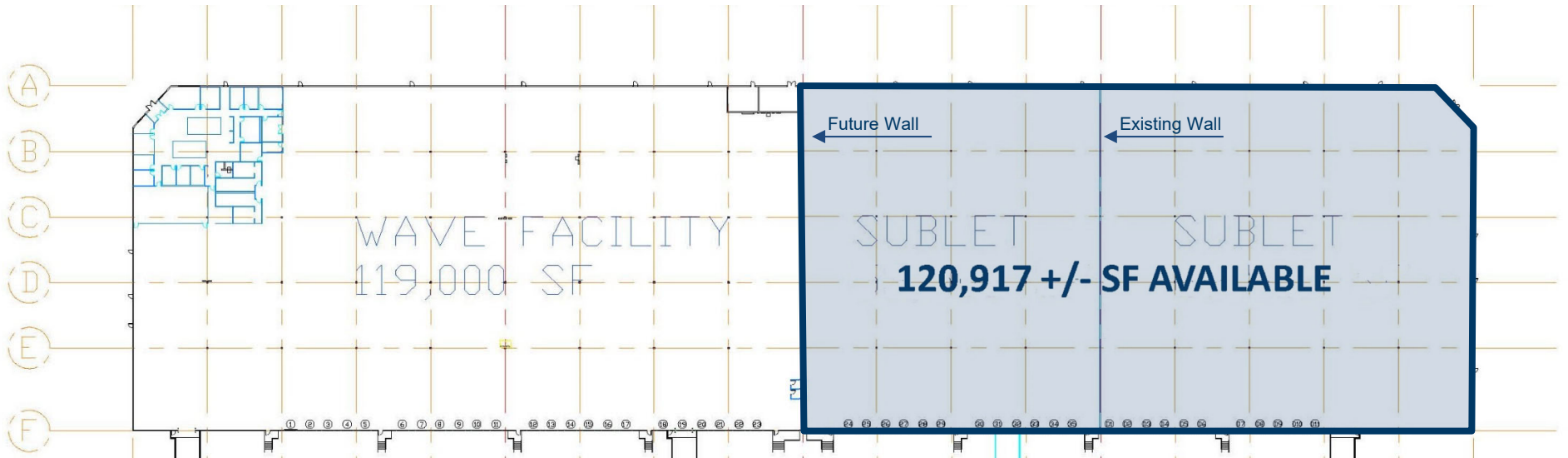
# LOCATION MAP & SITE PLAN

## TRAVEL DISTANCES

I-95/Exit 85:	3.9 Miles
I-95/Exit 80:	4.3 Miles
Baltimore	28 Miles
Port of Baltimore:	32 Miles
Philadelphia:	75 Miles
Washington, DC	75 Miles



## Site Plan



# PROPERTY AERIAL MAP



**4606 Appliance Drive**

## For More Information, Contact:

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