

INDUSTRIAL FOR LEASE 8196 TELEGRAPH RD

Odenton, MD 21113

Available: 30,000 - 50,000 SF



LISTING DATA

AVAILABLE SF: 30,000 - 50,000 SF

ECONOMIC DATA

LEASE RATE: Call For Info

PROPERTY INFORMATION

COUNTY: Anne Arundel

BUILDING DATA

ZONING: W2

PROPERTY HIGHLIGHTS

- ESFR Sprinklers
- 24' clear
- 10 docks in the back and 10 drive ins in front
- 1200 amps of 3 phase power
- Jan 2026 start and projected to deliver July 2027

Kate Jordan, SIOR
Principal
410.336.5314
kjordan@lee-associates.com

Marley Black, SIOR
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Samantha Eckels
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

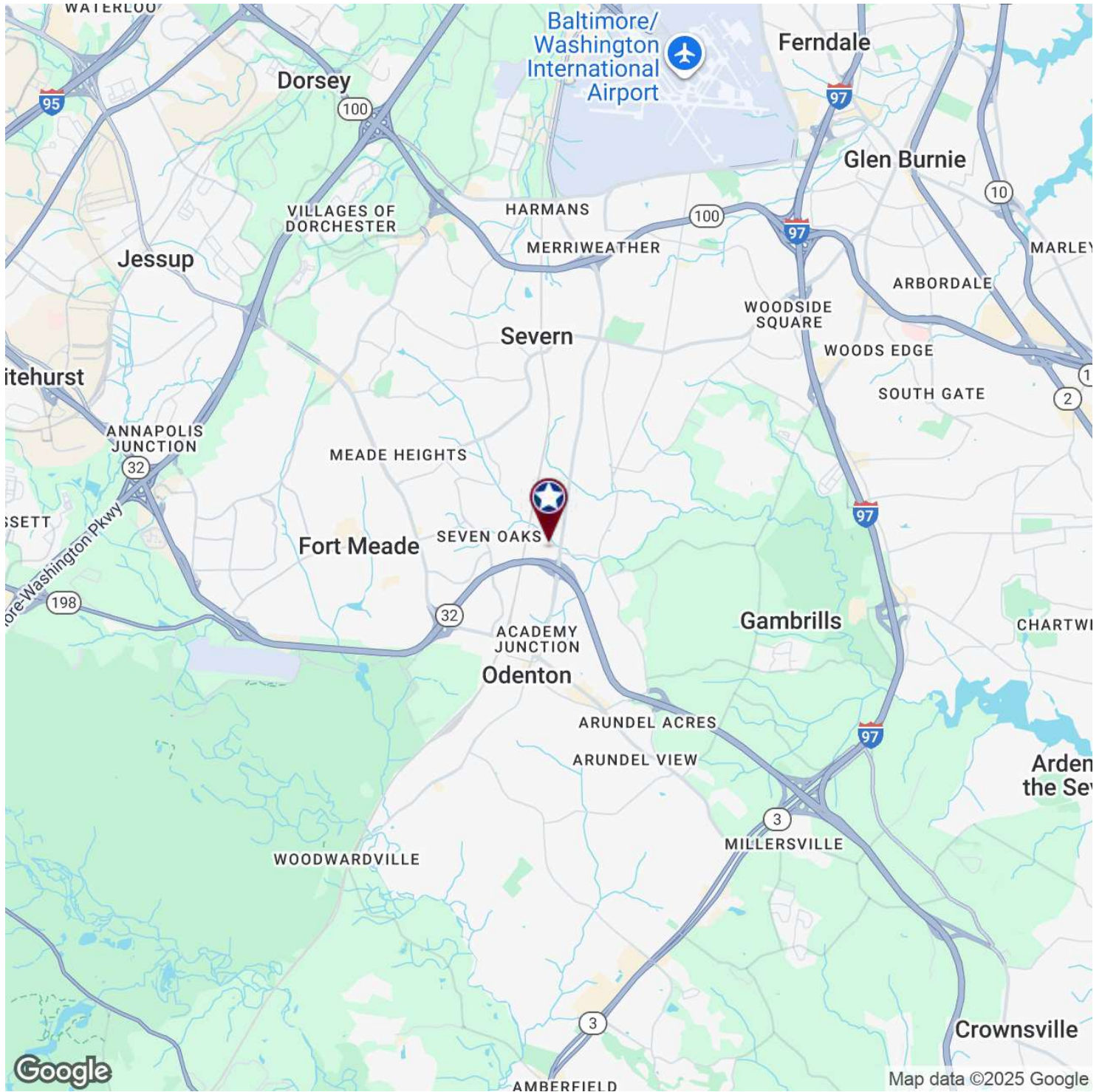
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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



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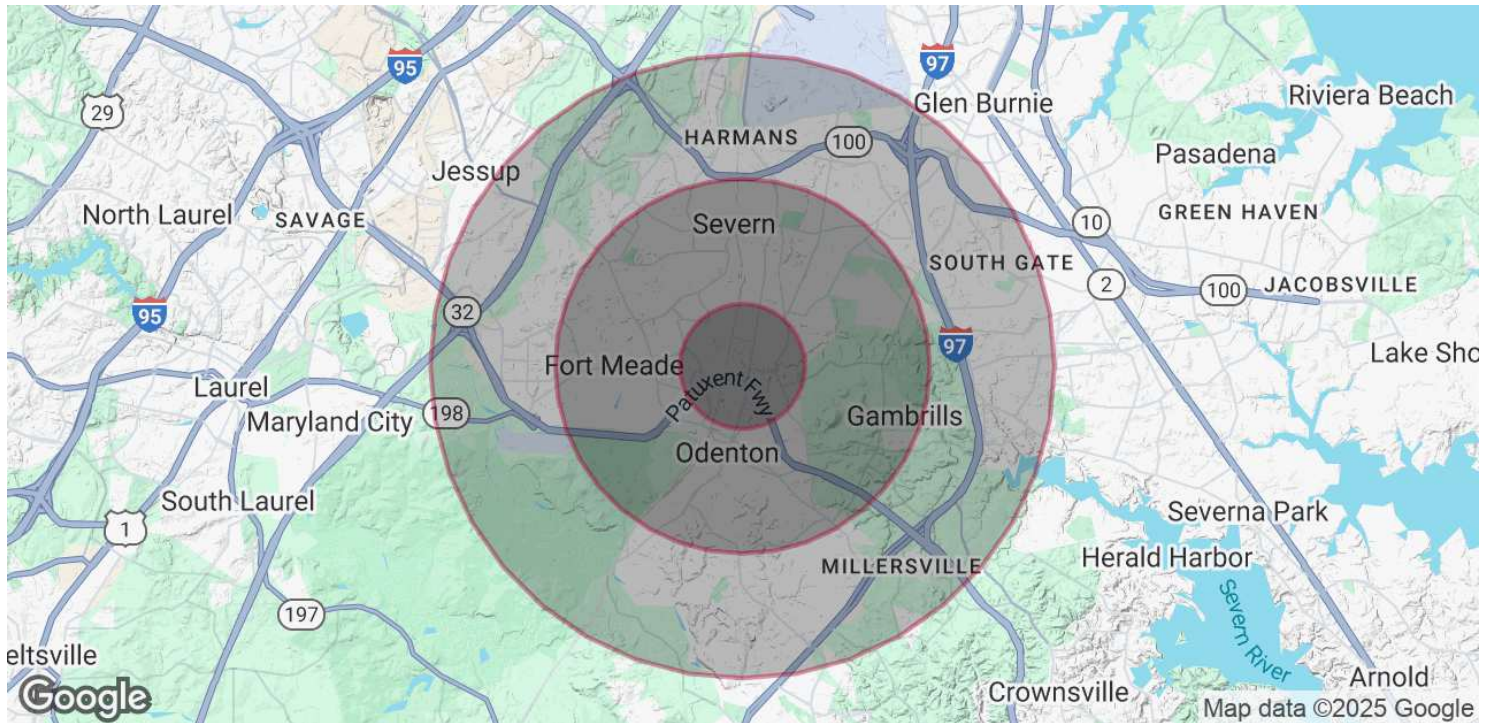
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COMMERCIAL REAL ESTATE SERVICES



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,535	71,333	166,859
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,941	25,932	61,921
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$129,798	\$151,581	\$144,480
Average House Value	\$469,812	\$480,648	\$464,382

Demographics data derived from AlphaMap

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