

Listing Information
2300 Industry Ct, Forest Hill MD 21050

4,050 SF
Base Rent: \$13.90/SF
Additional Rent - Estimated NNN Charges: \$1.84/SF
Estimated Total Occupancy Cost: \$15.74/SF/Year
Monthly Rent Total: \$5,312.25/Month

Renovation Items:

- **4,050 SF Total** consisting of **1,250 SF of newly renovated modern office space** and **2,800 SF of warehouse/industrial space**.
- **Brand-new contemporary office renovation** featuring an industrial-modern design, LED lighting, exposed spiral duct HVAC system, renovated men's and women's restrooms, bottle filling station, and all-new electrical circuits.
- **Flexible industrial warehouse** suitable for a wide range of uses, including manufacturing, fabrication, distribution, assembly, food production/preparation (subject to approvals), and other industrial or commercial operations.
- **Tenant-ready utility infrastructure** including industrial electrical service, natural gas service, dedicated spare electrical panel capacity, and multiple natural gas connection points to support future tenant improvements.
- **Build-to-suit opportunities.** Landlord will consider custom warehouse fit-outs to meet tenant operational requirements. Front office space can also be expanded or reconfigured using modular office systems.
- **Eight (8) on-site parking spaces** located directly in front of the building.
- **Rear outdoor storage area** suitable for equipment, materials, or operational storage (subject to lease terms).
- **Professionally landscaped, low-maintenance grounds** with all-new landscaping.
- **Enhanced site security** with new LED security lighting installed around the entire building perimeter.