

**2039** INDUSTRIAL DRIVE  
// Annapolis, Maryland //

**FOR LEASE**



**2,880 SF Rare Heavy Industrial (W3 Zoned)  
Warehouse Bay Available**

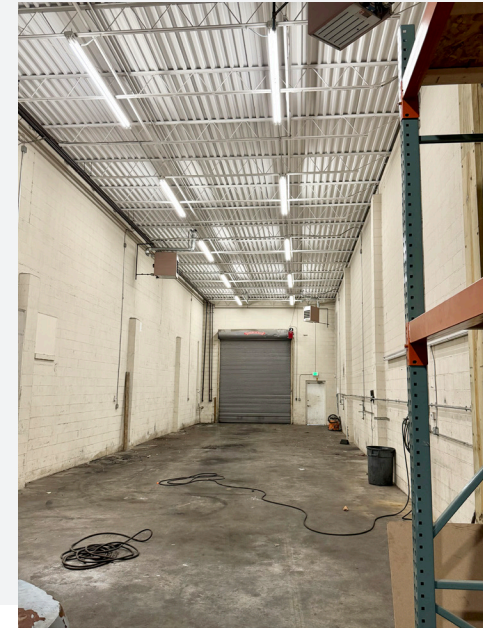
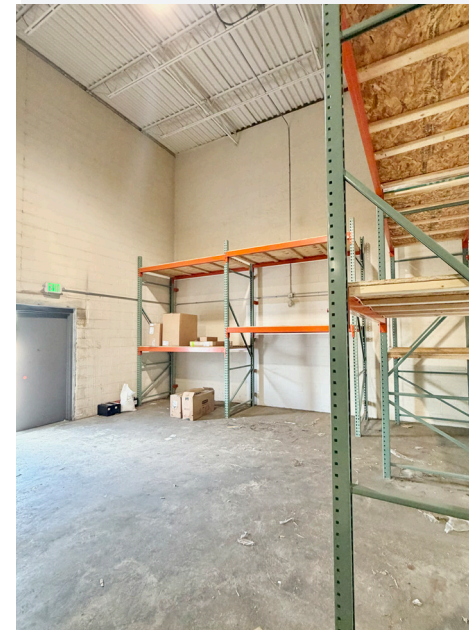
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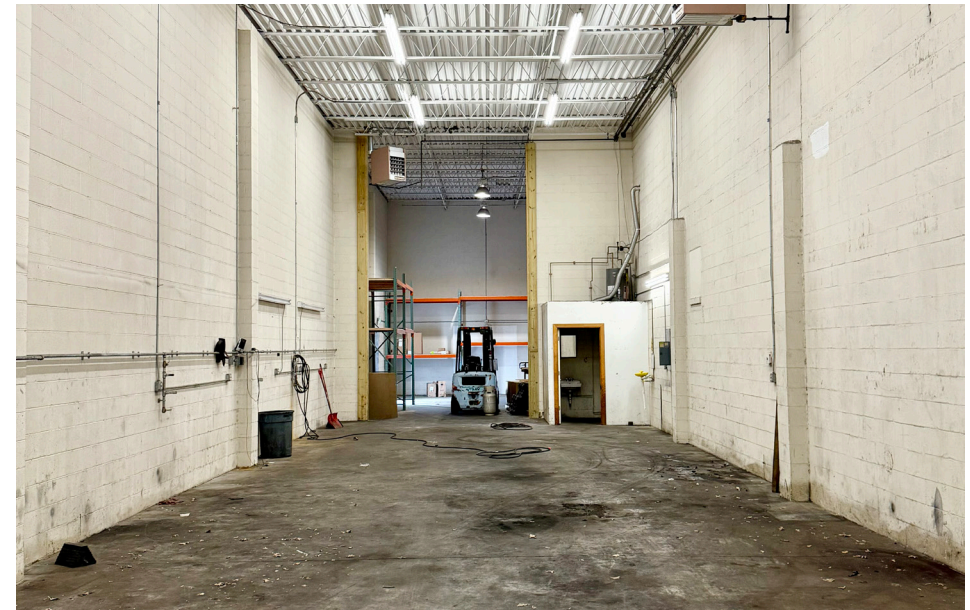
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## PROPERTY HIGHLIGHTS

- ✓ 2,880 SF Heavy Industrial Warehouse Bay (W3 Zoned)
- ✓ Situated directly off Bestgate Road in heart of Annapolis business district
- ✓ Stone's throw from Annapolis Mall and lots of nearby amenities, lunchtime options
- ✓ Easy access nearby Two (2) Rte. 50 interchanges
- ✓ Roll-up door, at-grade loading. High ceilings. In-suite restroom
- ✓ Rental Rate - Contact broker for details



# LOCATION OVERVIEW



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**ANNAPOLIS PLAZA**  
HomeGoods Marshalls  
JOANN HOME SENSE  
TRADER JOE'S Sprout.

**ANNAPOLIS RESTAURANT PARK**  
UNCLE JULIO'S MEXICAN  
WELLS FARGO  
RED LOBSTER

**ANNAPOLIS MALL**  
Apple Crate & Barrel Macy's  
The Container Store  
noodles MAGGIANO'S LITTLE ITALY  
THE NORTH FACE california pizza kitchen

Pils CAMPERO

MedStar Health  
URGENT CARE

sam's club

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# AREA OVERVIEW



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## PRIME LOCATION + ACCESSIBILITY

**ROUTE 50**  
2 MINUTES +/-

**INTERSTATE 97**  
5 MINUTES +/-

**FOREST DRIVE**  
4 MINUTES +/-

**DOWNTOWN ANAPOLIS**  
8 MINUTES +/-

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