

FOR LEASE

\$2,900/MO



13175 Washington Springs Winery Ln Smithsburg I MD



**BERKSHIRE
HATHAWAY** | HOMESALE
HOMESERVICES REALTY

COMMERCIAL DIVISION



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5,000± SF one-level warehouse/flex space is available for lease at 13175 Washington Spring Winery Lane in Smithsburg, MD. Situated on approximately 10 acres, the property includes about 2 acres with the building, outbuildings, parking, and a private pond, plus an additional 8 acres of open pasture for approved outdoor use or storage. The facility features office space, storage, a mechanical room, former greenhouse and walk-in refrigeration areas, and a loading dock. Recent upgrades include a new HVAC system, new windows, updated doors, and 400-amp electrical service. Zoned Agricultural & Environmental Conservation (EC) (tenant to verify uses). Convenient tri-state location near Red Heifer Winery.

Lease rate: \$2,900/month + utilities. Additional 5,000± SF barn with electric may be available separately.