

COMMERCIAL PROPERTY FOR LEASE

110 Bouzarth Lane | Aberdeen, MD 21001



Commercial Lease

Contractor storage site on .64 acres of B3 zoning plus 1880 SF commercial building for lease.

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OFFERING SUMMARY

Contractor Storage Site in Aberdeen for lease! .64 Acres of B3 Zoning with 2 access points for easy ingress & egress. The site is graded and gravelled throughout and is partially fenced for exterior storage of material, equipment, or vehicles. The main building is nicely laid out with the main office with 2 bathrooms on the 1st floor plus an additional office space on the 2nd floor with exterior stairway. Landlord will occupy the rear portion of the site for their equipment.

There are 55,500 people with an average Household Income of \$104,000/yr living within 5 miles of the site. Quick, easy access to all major highways including Rt 7, Rt 40, Rt 22, and I-95. Surrounded by Logistics facilities, Flex Buildings, APG, Perryman warehouses, and Bel Air Auto Auction. This location is ideal for a contractor with exterior storage and office needs!



SITE DETAILS

Lease Price: \$3700/month + Utilities

Site size: .64 Acres

Zoning: B3

Building size: 1880 SF (fully renovated in 2000)

Shed structures : 3

Power: 200 amp panel main level + 100 amp panel top level

Water Heater: Electric (tied to boiler)

Boiler: Propane

HVAC: Separate Propane HVAC units for each floor with electric air handlers

Demographic: 55,500 people living within 5 miles

Income: \$104,000/yr average household income within 5 miles

Utilities: Public Water & Sewer + BGE

Access: Immediate access to Rt 7, Rt 40, and quick access to I-95

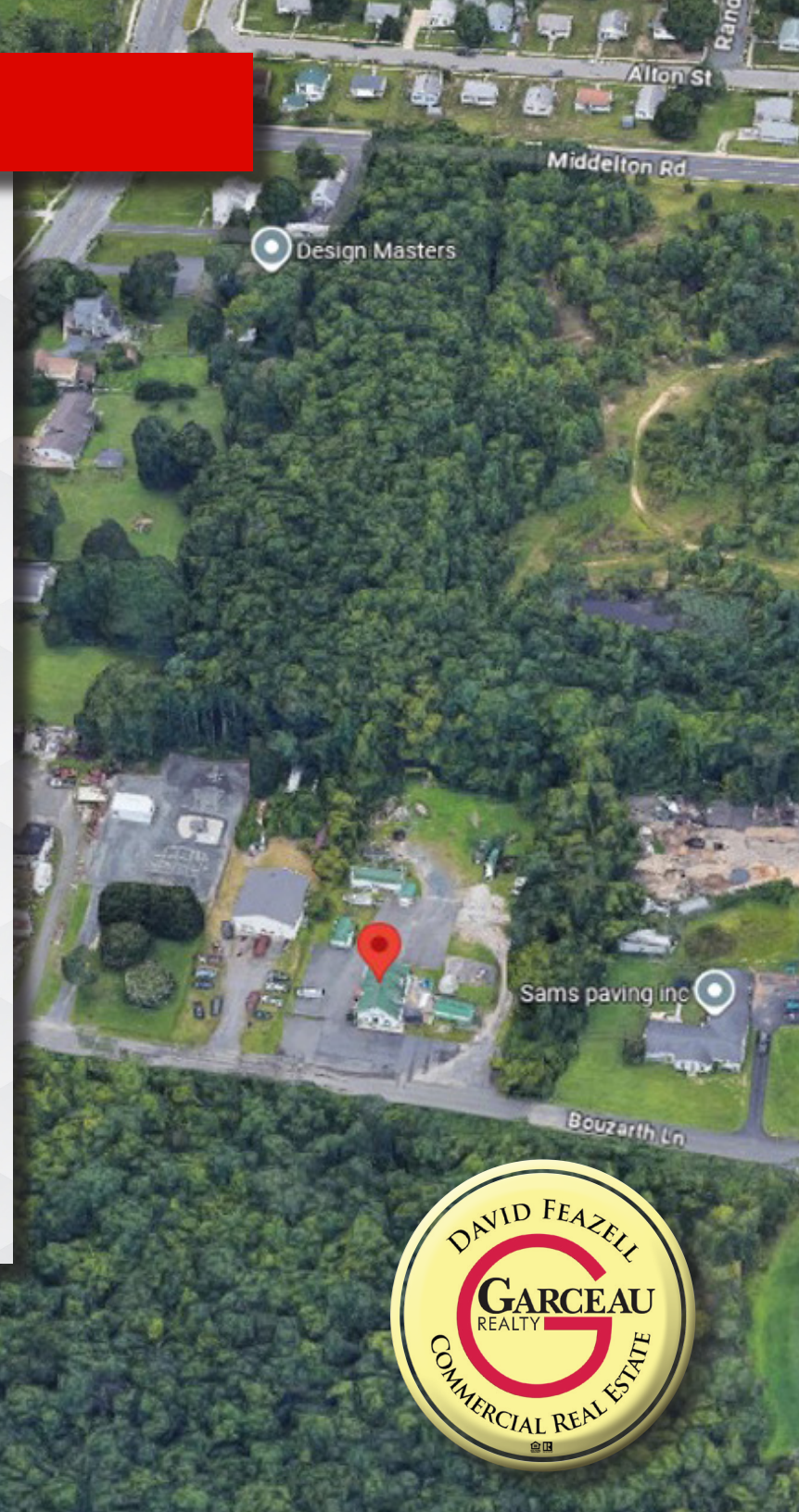
Nearby: Within 5 miles of I-95, All Perryman Warehouses, and APG

60 miles from DC

30 miles from Delaware

20 miles from Baltimore

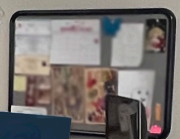
10 Miles from White Marsh





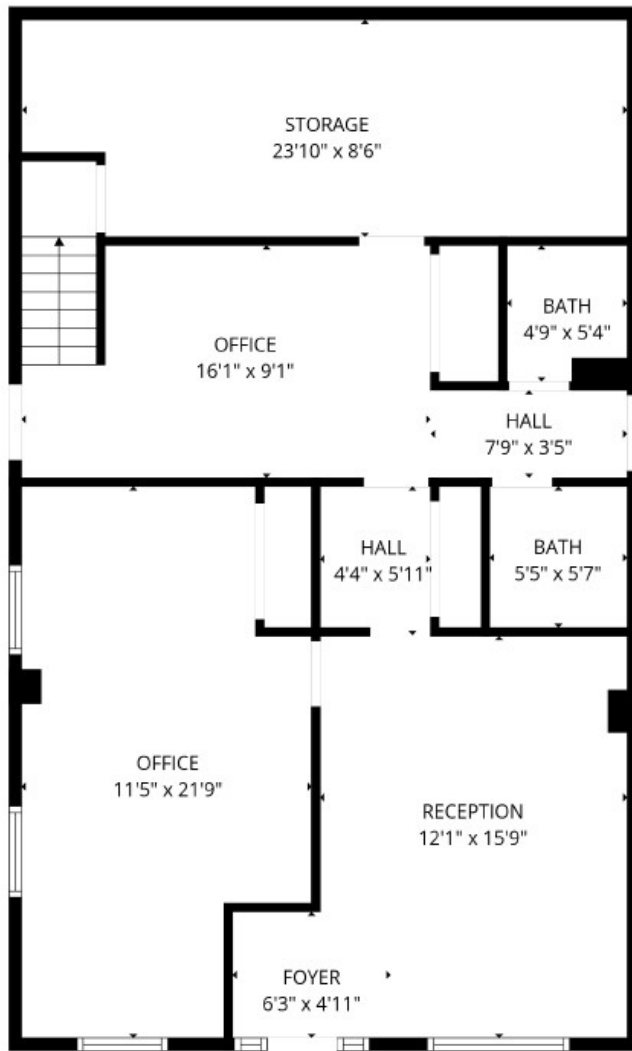
WATSON'S
CENTER & TRAIL



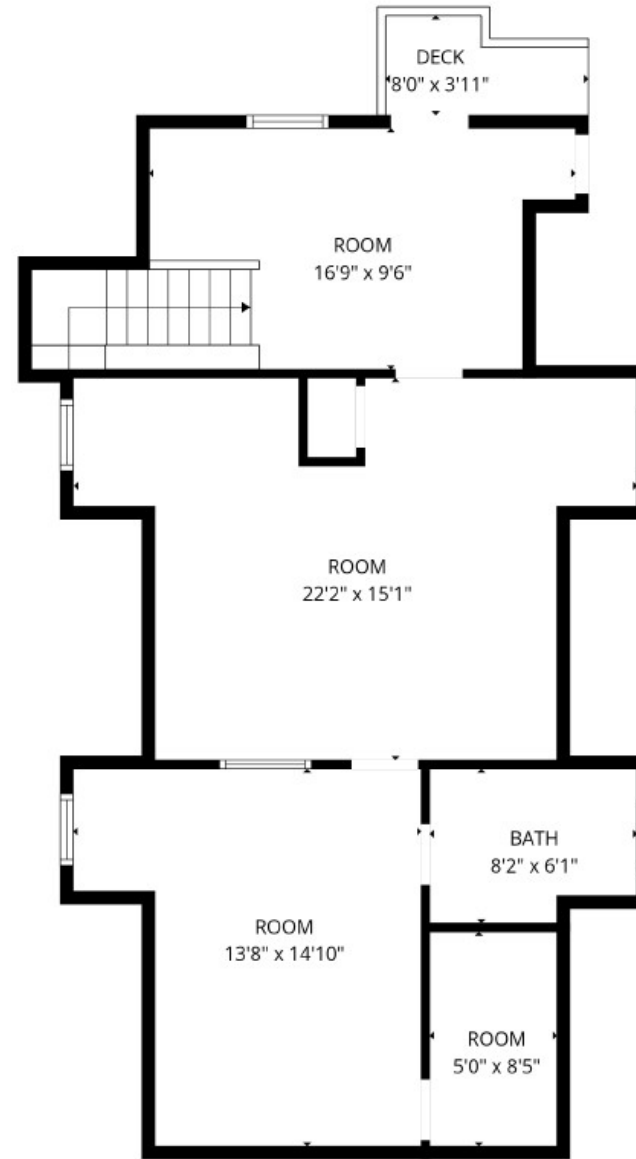




FLOOR PLAN



1st floor



2nd floor

FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

