

7774 WOODBINE ROAD

7774 Woodbine Road, Woodbine, MD 21797
Carroll County



Excellent opportunity to purchase a move-in ready property. Entire property will be vacated for user/purchaser. Conveniently located just across the Howard County line in Carroll County, MD. The property offers office and warehouse/manufacturing space just north of I-70 off of exit 73 (MD Route 94).

The building was extensively remodeled and upgraded in 2005 through 2009. Excellent condition with all new or nearly new systems in place.

- **Acreage:** 1.95 acres
- **Construction:** Masonry and steel
- **Total Space Available:** ±25,000 gross SF
- **Office:** ±3,500 SF (fully conditioned)
- **Warehouse:** ±7,000 SF

- **Manufacturing:** ±14,000 SF (fully conditioned)
- **Electric:** 1,200 AMPS - 480, 240, 120 - 3 Phase
- **Ceiling Height:** ±25', clear span 50' column spacing
- **Zoning:** B-G (General Business)
- **Loading:** One (1) dock (covered w/ leveler), three (3) drive-in doors
- **Lot Size:** 1.95 paved, fenced and secure with electronic entry gate
- **Utilities:** Electric, propane heating, well water, septic, cable services and/or T-1, fire alarm and security system. All offices fully wired for network system.
- **Parking:** 35 free surface spaces/1.5 acres of fenced and paved storage
- **Solar Panel System:** Brand new system installed on roof in December 2017. Lease and purchase options available.

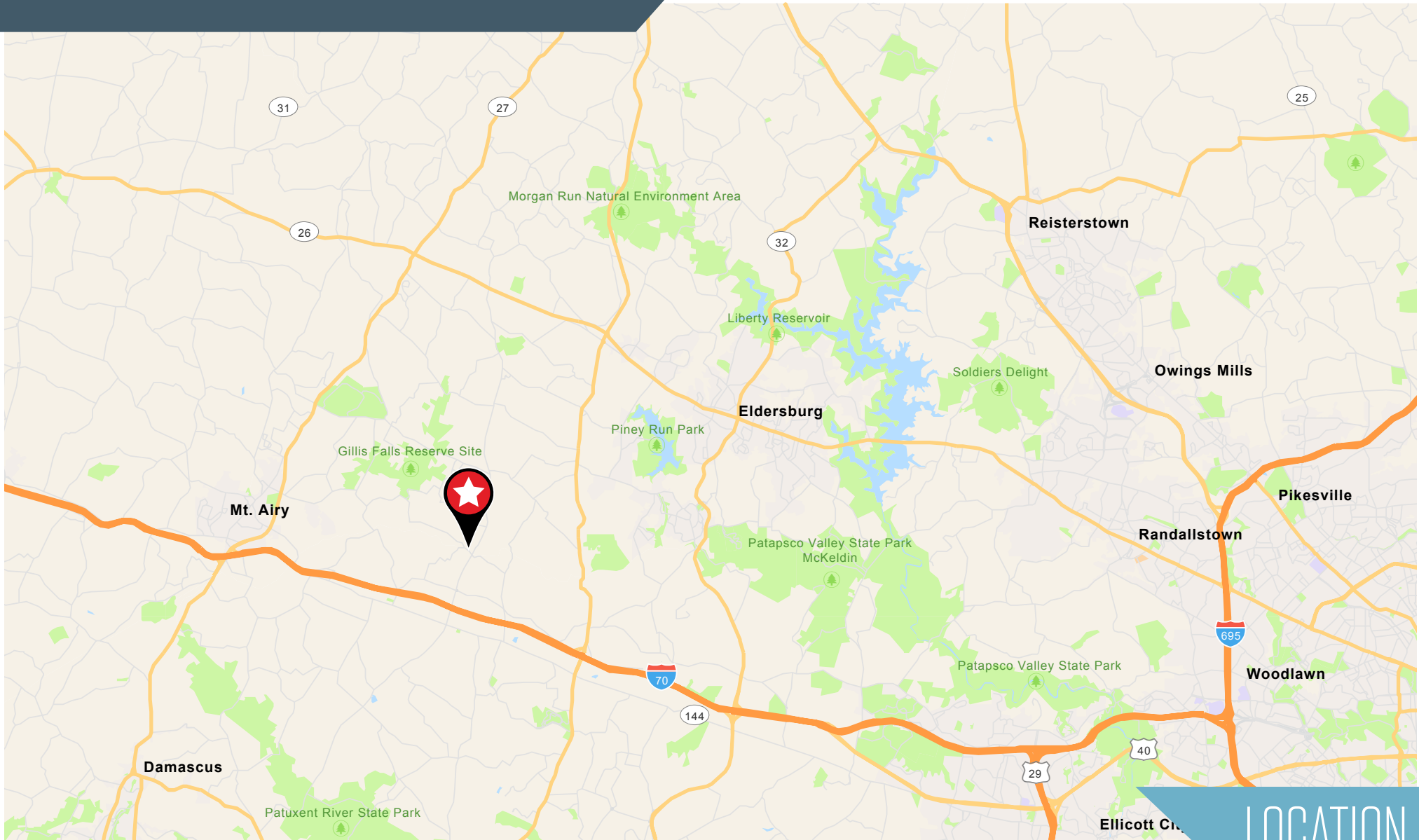
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LOCATION

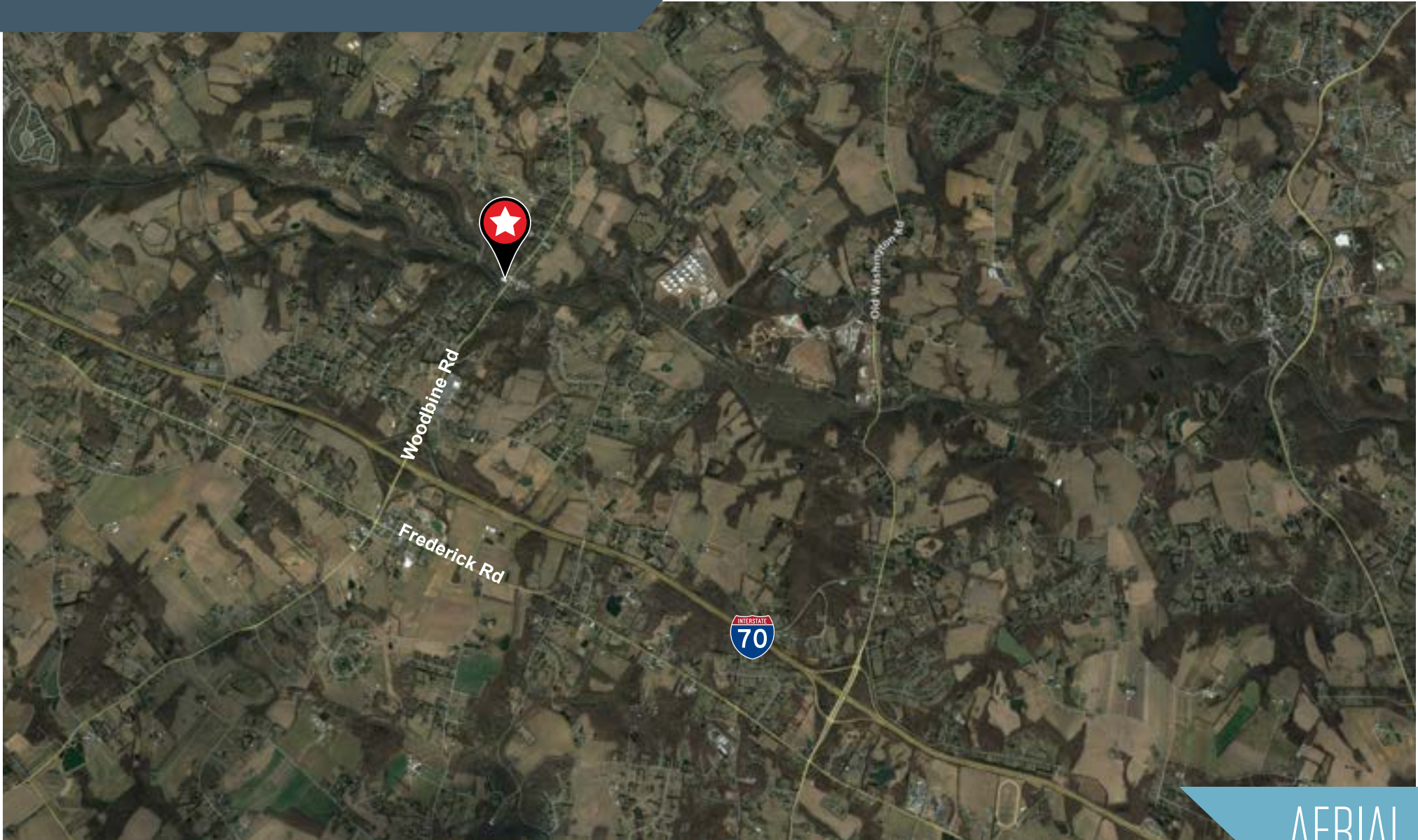
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AERIAL

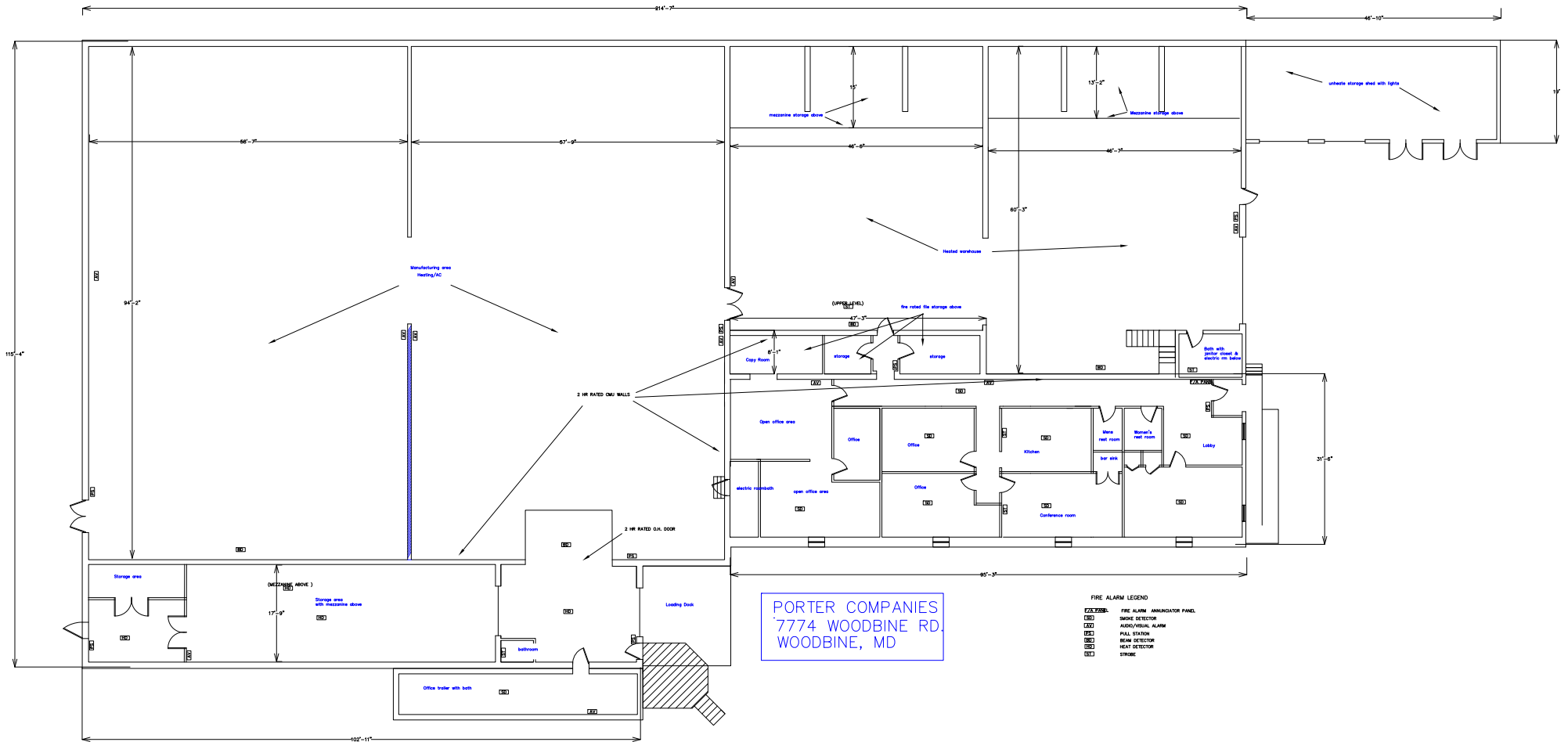
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BUILDING PLAN

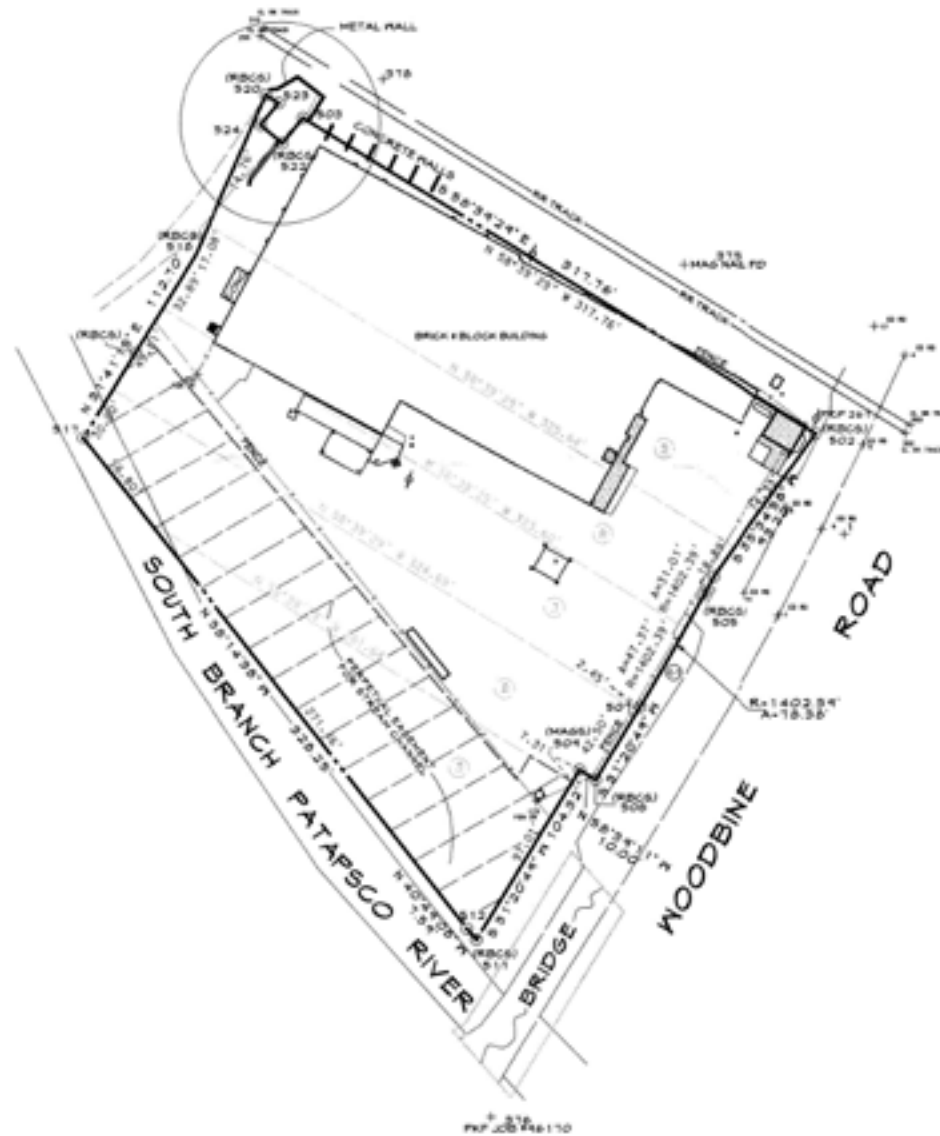
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SITE PLAN

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PHOTOS

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For More Information, Please Contact:

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