

FOR LEASE

# 6650 BUSINESS PARKWAY

ELKRIDGE, MD 21075



## PROPERTY FEATURES

- + 50,400 SF available; divisible to 20,000 SF
- + 2,068± SF existing office with restroom
- + 24'-26' clear height
- + 40' x 40' column spacing
- + 6 dock doors with pit levelers, seals and bumpers; 1 oversized concrete ramp
- + ESFR sprinkler system
- + Zoned M-1
- + Tilt up construction
- + Free and unreserved parking
- + T-5 energy efficient lighting with motion sensors
- + Gas fired ceiling mounted heaters
- + 277/480 volt / 400 amps
- + 230' building depth
- + 140' truck court
- + 6' thick floor/ 3,500 lbs PSI
- + Ability to fence & secure truck court



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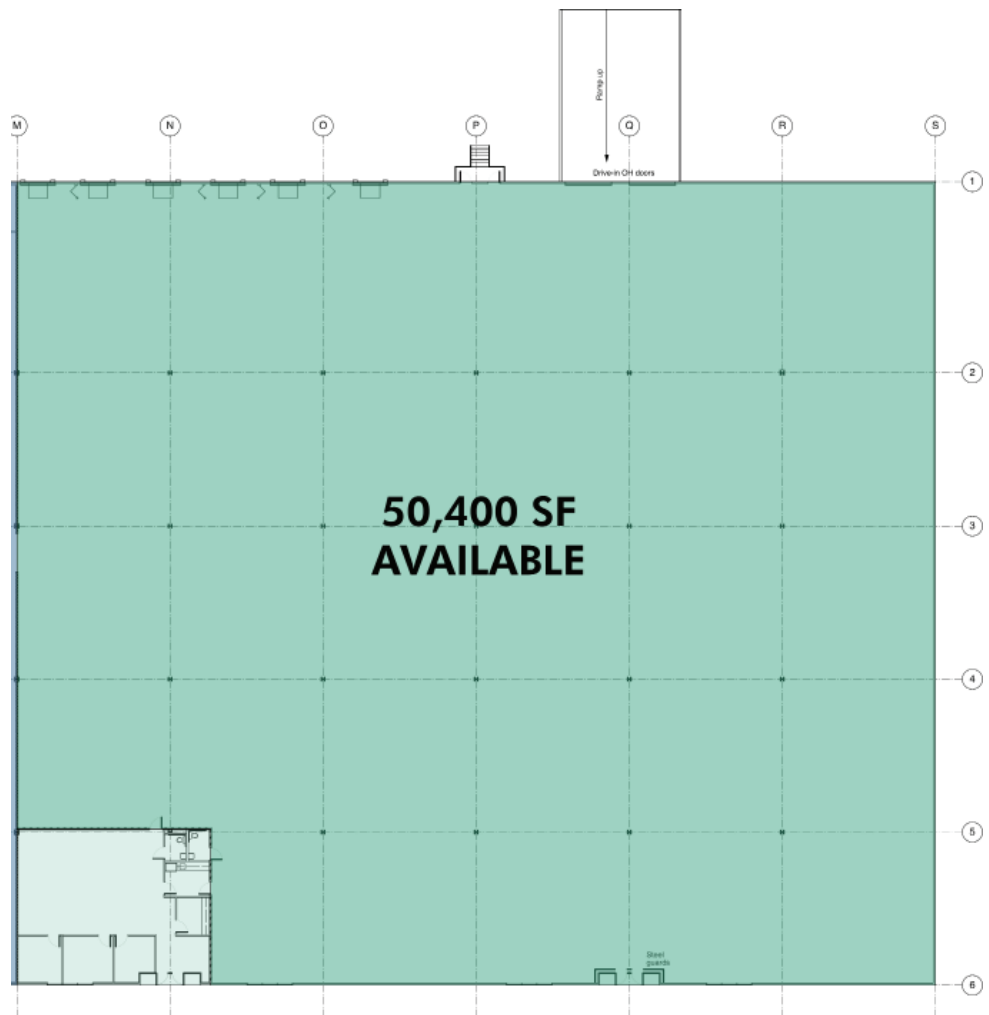
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## BUILDING PLAN

	48,332 sq. ft. Warehouse
	2,068 sq. ft. Office
	50,400 sq. ft. Total Suite D



## CONTACT US

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