

FOR LEASE

FREESTANDING RETAIL BUILDING

14815 BALTIMORE AVENUE
LAUREL, MD 20707



SIZE: Approx. 6,000 rentable SF.

- Lot size approx. 21,103 SF.
- Lot dimensions approx. 140' wide and 150' deep.

PRICE: \$39/SF NNN.

- RE Taxes: \$1,928.28/mo through June 2024.
- Tenant pays all utilities and performs all maintenance and repairs.

FEATURES:

- High exposure site, directly on Route 1, at signalized intersection with Domer Avenue. Building has 50' of frontage on main road and is 120' deep.
- All-glass storefront, dock-loaded overhead door in rear corner.
- Dock door is 10' high and 8' wide. Dock height is 2'.
- Dropped ceiling at 11'6", HVAC throughout.
- Features rare pylon sign AND rooftop sign.
- Opposite Laurel Shopping Center, next to Wells Fargo Bank.
- Abundant free parking in private lot. Currently 20 full sized spaces but could be re-striped for more spaces.
- Vitamin Shoppe is relocating - this site is available September 1, 2024.

CONTACT:
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