

FOR LEASE

Industrial Space

5,000± SF | \$10.50/SF NNN



1641 Portland Road, Arundel

Property Highlights

- *Direct access to US Route One*
- *Less than 5 minutes to I-95 Exit 32*
- *18' clear height*
- *Two (2) 14'± direct drive-thru OHDs*



Property Description

We are pleased to offer 5,000± SF of industrial space for lease at 1641 Portland Road, Arundel. The property offers direct access to US Route One and has two 14' drive-in overhead doors.

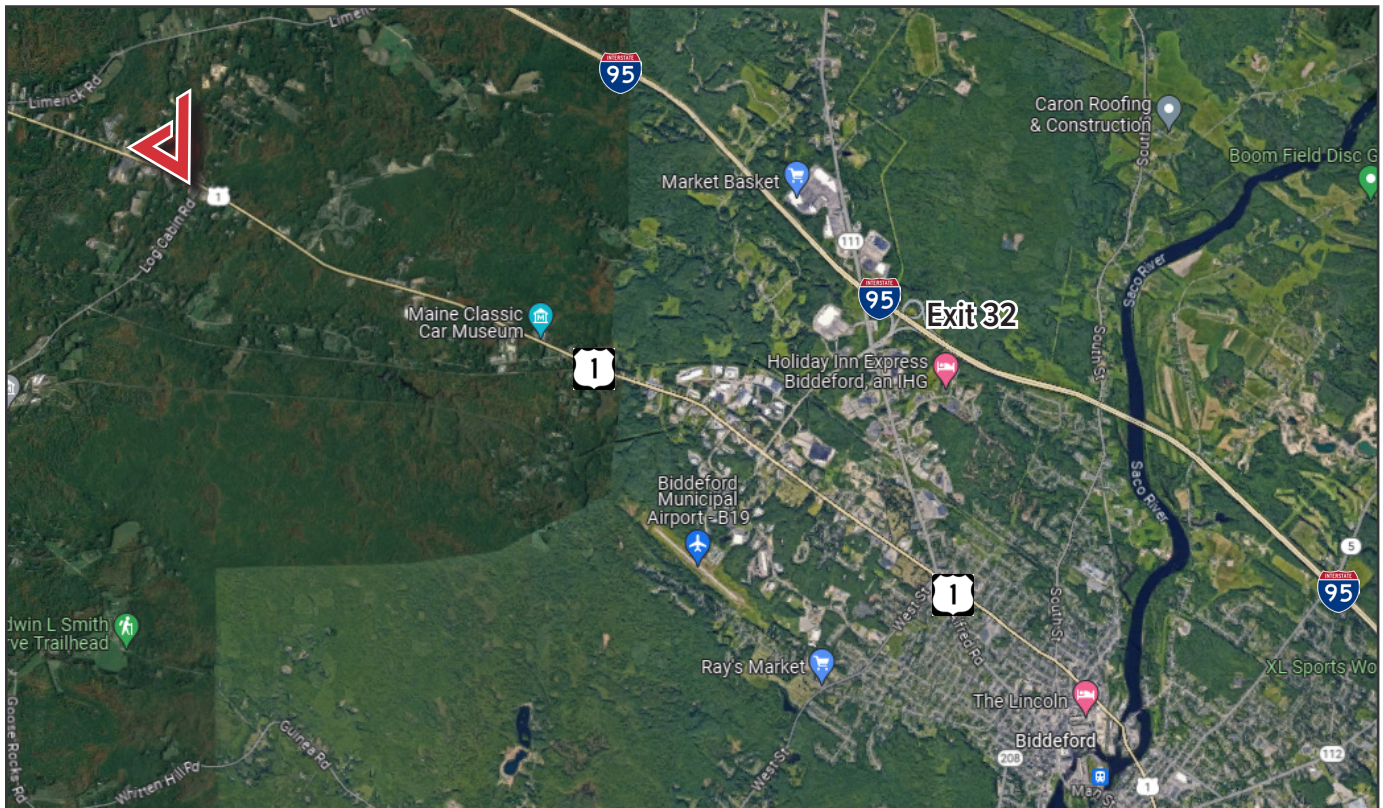
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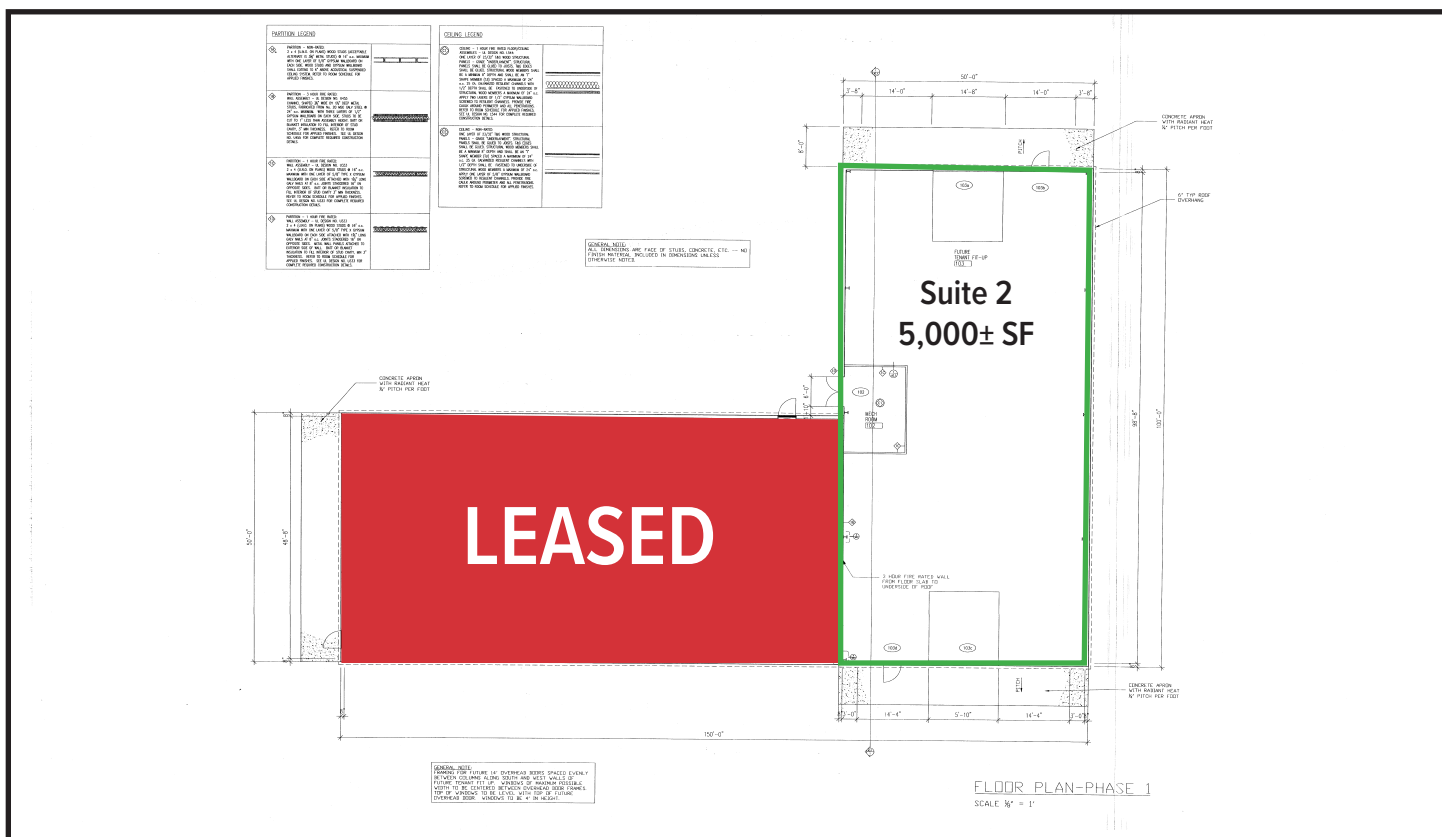
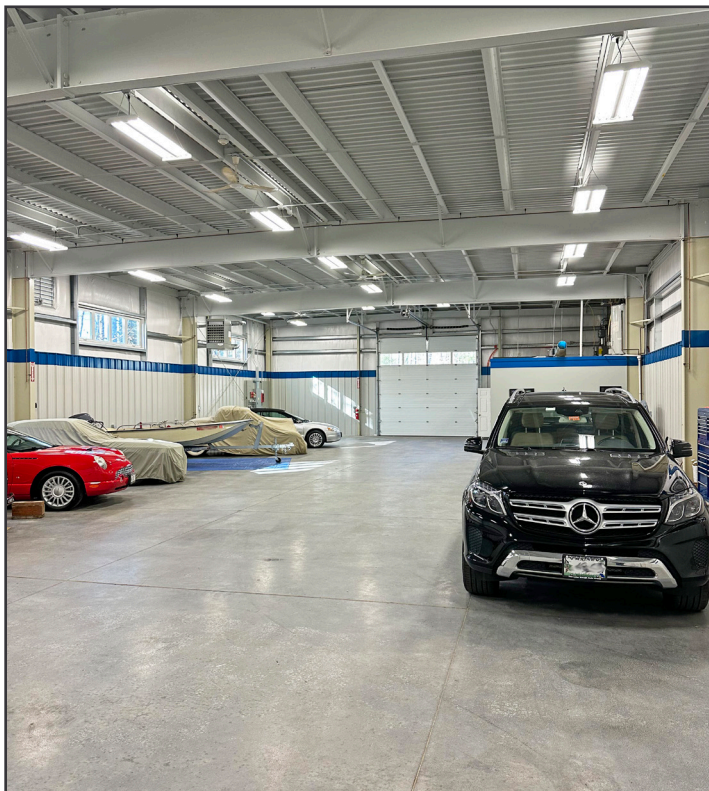


Property Overview

Owner	Brimar Properties, LLC
Building Size	10,000± SF
Available Space	5,000± SF
Year Built	2007
Zoning	Downtown Business District II (DB-2)
Construction	Steel metal frame
Utilities	Public water, private sewer
Ceiling Height	18'± clear span
Overhead Doors	Two (2) - 14' - direct drive-thru
HVAC	Propane, Four (4) forced hot air units
Electrical	225 amp services, 208/120 volt, 3-phase
Sprinkler	None
Parking	Ample, on-site

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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