

FOR LEASE

Industrial Storage Lot | 1.57 ± Acres



12611 Branch Avenue - Lot 2

Brandywine, Maryland 20613

Property Description

1.57 ± Acre Storage Lot improved by an Office Trailer containing 1,200 ± SF

Property Highlights

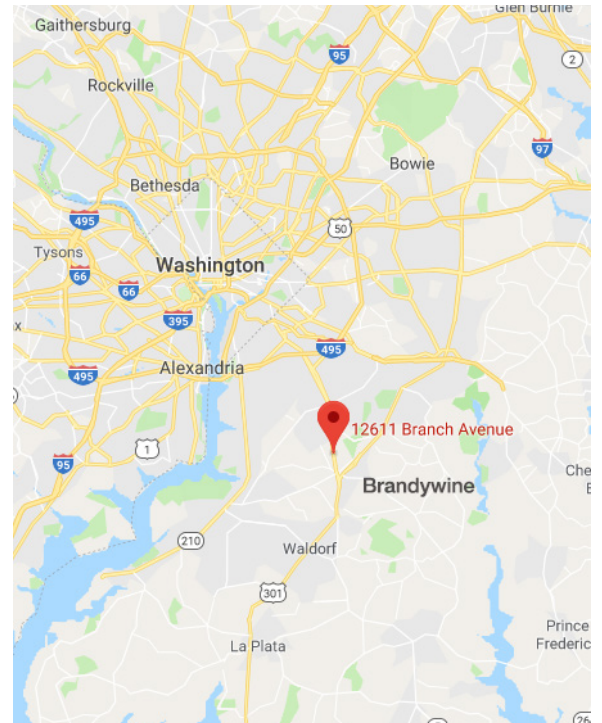
- Two (2) separate heated and air-conditioned offices with toilets
- Secure Fenced Lot
- High Visibility
- Competitively Priced
- Immediately Available
- Good access to region
- **LEASE RATE: \$ 10,950 PER MONTH, NNN**

Ed Lockett

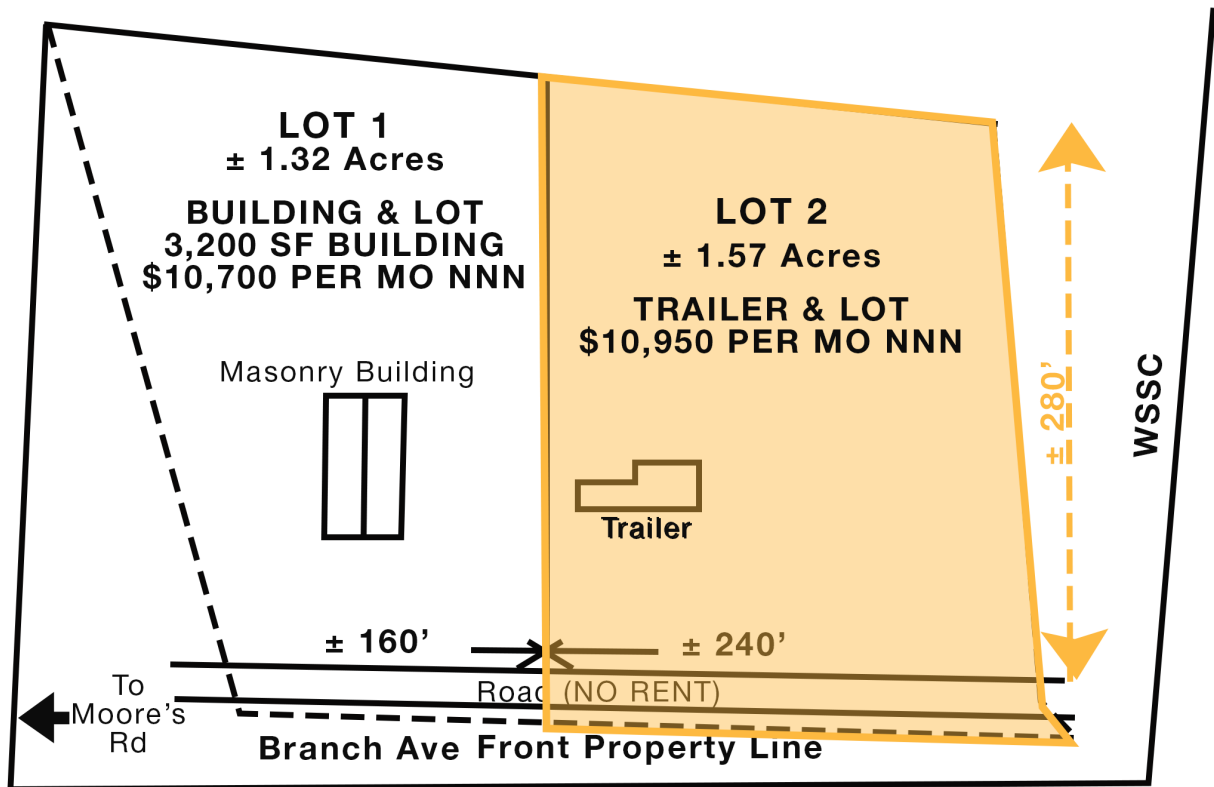
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12611 Branch Ave Site Plan - Drawing Not To Scale



View of depth of Yard with Trailer to the left



DEMOGRAPHICS

Envionics Analytics 2021

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	1 Mile	3 Miles	5 Miles
Population	2,092	25,286	69,498
Households	681	8,357	23,573
Avg Household Income	\$182,145	\$156,785	\$145,642

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INDUSTRIAL LOT | 1.57 ± ACRES



Front of Trailer



Front of Trailer

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Rear of Trailer



Rear of Trailer

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1.57 Acre Yard w/ Trailer



1.57 Acre Fenced Yard



Interior of Trailer



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Left of office Trailer



Rear of office Trailer



Right of office Trailer



Left of office Trailer
Right Side Entry Door



Right of office Trailer
Kitchenette and Passage to Double Wide