

LAUREL FLEX/WAREHOUSE FOR LEASE

1 UNIT LEFT!

5200-5210 Minnick Road, Laurel, MD 20707



OFFERING SUMMARY

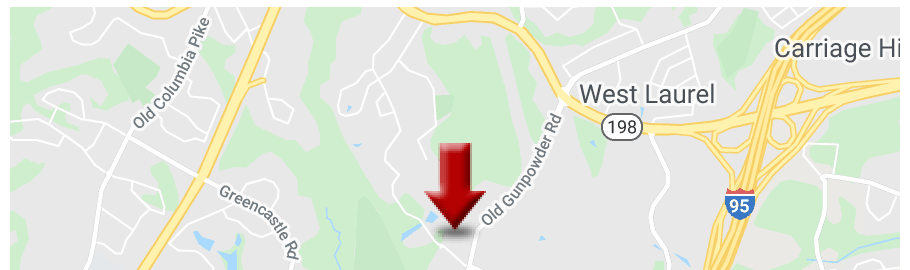
NUMBER OF UNITS:	1
AVAILABLE SF:	6,000 SF
LEASE RATE:	\$10.00 SF/yr (NNN)
OPEX (2019):	\$2.47/SF
YEAR BUILT:	1974
LOT SIZE:	3.34 Acres
ZONING:	I2

PROPERTY OVERVIEW

1 UNIT LEFT! 6,000 SF Flex/Warehouse Spaces for Lease.

UNIT 5208 HIGHLIGHTS

- 7 Offices
- 2 Restrooms
- Warehouse
- Dock
- Located off Old Gunpowder Road and Konterra Drive in South-West Laurel
- Minutes to I-95, Route 198, and MD-200



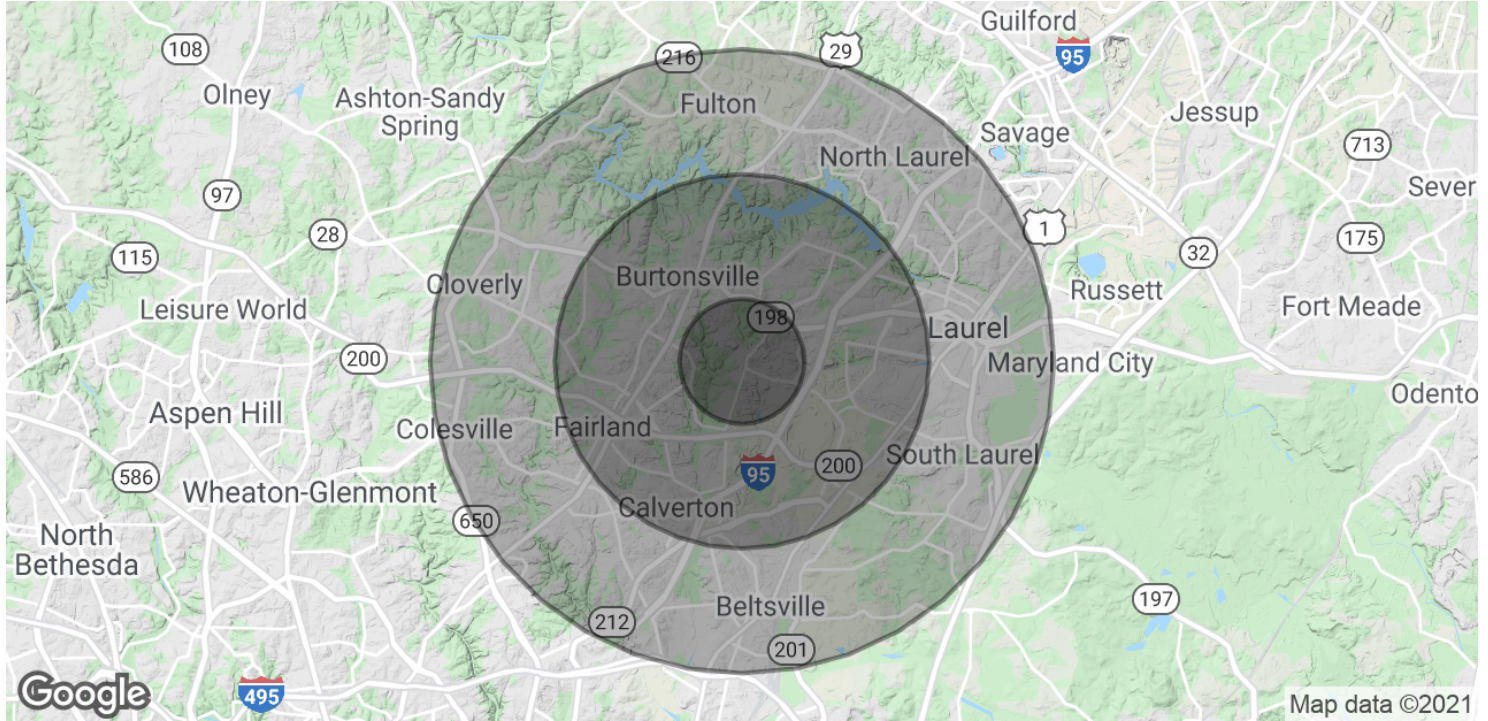
KW COMMERCIAL
6250 Old Dobbin Lane,
Suite 140
Columbia, MD 21045

HELEN DELLHEIM, ESQ.
Managing Director, Win Commercial Group
O: 410.312.0000
C: 410.258.4136
helen@wincommercial.com
MD #579141 - DC #SP200200625
Keller Williams Realty Centre 410-312-0000

LAUREL FLEX/WAREHOUSE FOR LEASE

\$105K+ AVG HHI

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,871	64,153	179,725
Average age	35.8	36.4	36.8
Average age (Male)	33.6	34.7	35.1
Average age (Female)	37.8	38.1	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,563	23,382	65,840
# of persons per HH	3.1	2.7	2.7
Average HH income	\$105,027	\$98,709	\$94,730
Average house value	\$391,434	\$393,233	\$412,330

* Demographic data derived from 2010 US Census

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