

# INDUSTRIAL FOR LEASE

## STAND ALONE OFFICE WITH STORAGE YARD

14608 Old Gunpowder Road, Laurel, MD 20707



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,300 SF
<b>LEASE RATE:</b>	\$5,300/Month (NNN)
<b>LOT SIZE:</b>	.47 Acres
<b>BUILDING SIZE:</b>	1,300 SF

### PROPERTY OVERVIEW

Offered at \$5,300/month. Ideal for contractors, builders, renovation businesses and more!

### PROPERTY HIGHLIGHTS

- Full build-out with 4 offices, conference room, kitchen, reception, waiting room, and basement storage.
- Private 18,034 SF (.4 Acre) fenced in yard.
- Additional 3,042 SF (.07 Acre) side lot.
- Located off Old Gunpowder Road and Konterra Drive in South-West Laurel.
- Minutes to I-95, Route 198, and MD-200.
- Central location; approx. 30 minutes to DC AND Baltimore.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,547	23,393	65,706
Total Population	4,831	64,158	179,240

**KW COMMERCIAL**  
6250 Old Dobbin Lane,  
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