

Owner User Opportunity

3 PROPERTY PORTFOLIO FOR SALE - WAREHOUSE & OFFICE

320 Second St, Laurel , MD 20707



OFFERING SUMMARY

Asking Price : \$1,400,000

Offering: Turn-key Office and Warehouse in 3 buildings on 1 parcel

Bldg. Size: 9,863 SF Total
Main Building (Office): 5,677 SF
Admin. Building (Office): 1,864 SF
Warehouse: 2,322 SF

Lot Size: 28,581 SF (per SDAT record)

Parking: 14+ off street parking

Zoning: C-G, City of Laurel

Tax: \$18,103.89 (FY 2022)

LOCATION HIGHLIGHTS

- Corner of Second St & Laurel Ave.
- Pylon signage opportunity w/ excellent visibility.
- Close to Laurel Shopping Center, Towne Center Laurel, and many other retail centers and offices.
- Walk to Laurel MARC station.
- Located on Route 1 with easy access to I-95, Route 32, and the Capital Beltway.
- Tremendous vehicular traffic.
 - 44,111 ADT on Lafayette Ave & Fort Meade Rd
 - 19,447 ADT on 2nd St & Main St
 ADT stands for average daily traffic



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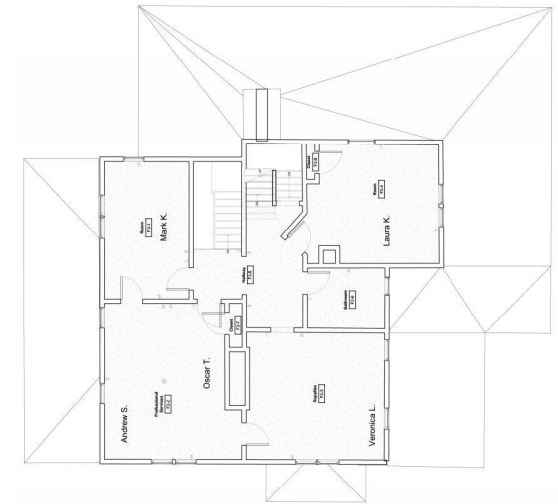
Henry Kornblatt (410) 206-1470 mobile hkornblatt@capstarco.com
Randy Pinato (443) 253-8800 mobile rpinato@capstarco.com

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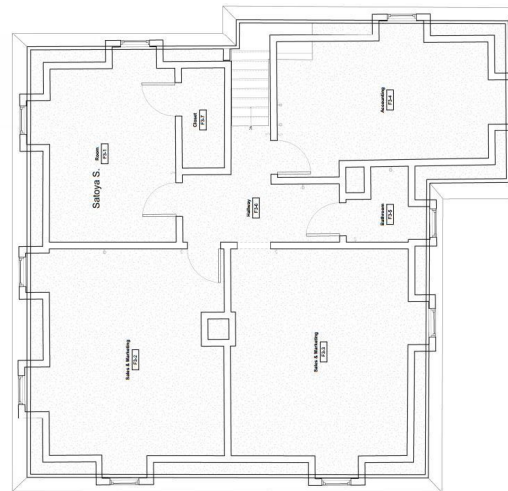
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MAIN BUILDING - 320 SECOND ST

- Size: 5,677 SF
- Stories: 3 stories, plus basement
- Year: Built in 1893; renovated in 2005
- Featuring: Conference room, two work areas, full kitchen, offices and 1/2 bath (1st floor); 4 offices and full bath (2nd floor); 4 offices and half bath (3rd floor); 2 offices, kitchen and full bath (lower level); storage & HVAC (basement)
- Gas and electric



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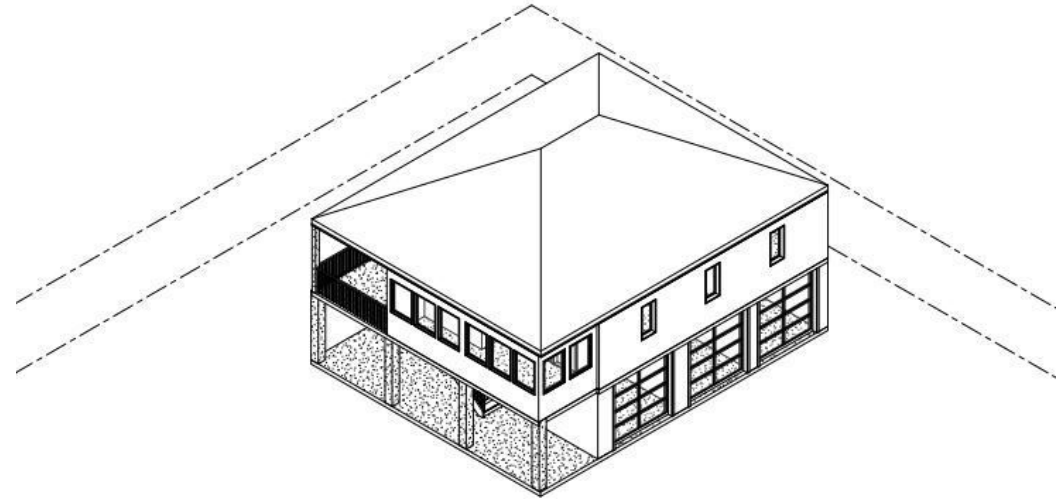
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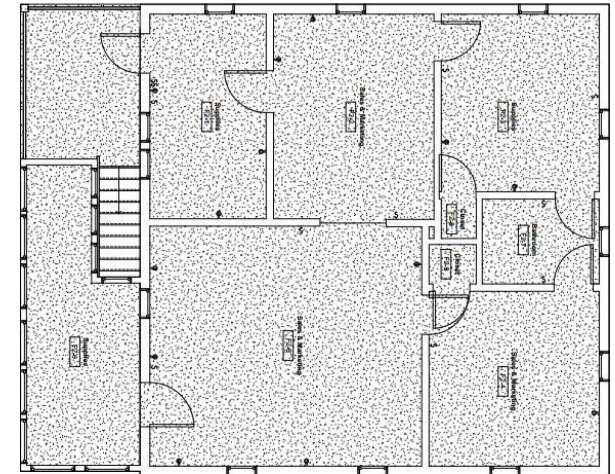
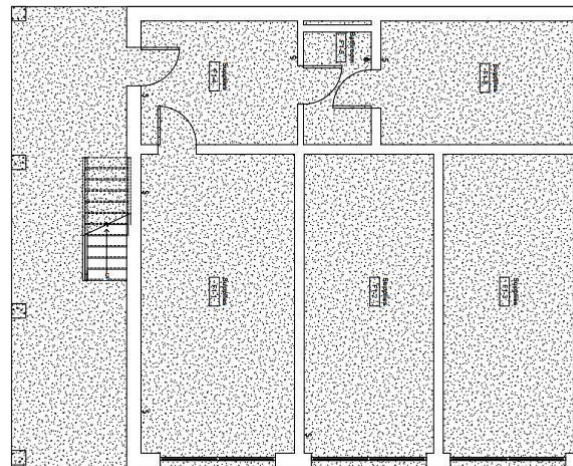
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ADMINISTRATION BUILDING

- 103 LAUREL AVE

- Size: 1,864 SF
- Stories: 2 stories
- Ground Level: featuring 3 single space garages, 1/2 bath, and storage
- 2nd Level: featuring conference room, large office or storage, kitchen, & full bath
- HVAC (gas and electric)



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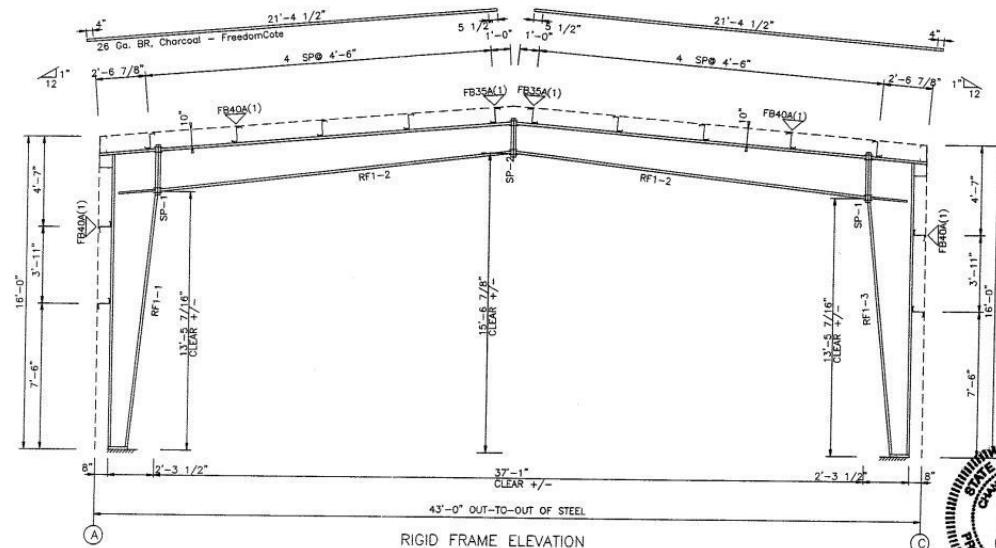
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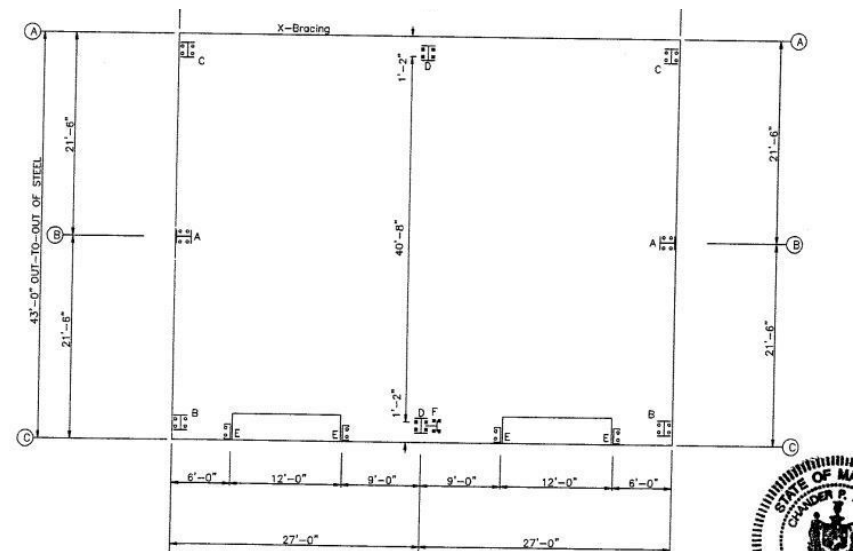
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WAREHOUSE BUILDING

- Size: 2,322 SF
- Stories: 1 story
- Year: Built in 2006
- # of Drive-in Doors : Two (12' by 12')
- Building Height : 16' (approx. 13.5' - 16.5' clear)
- HVAC (electric and propane)



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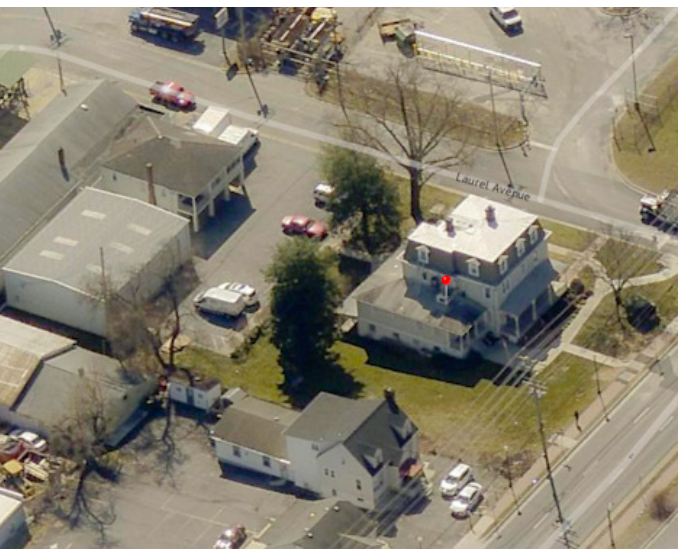
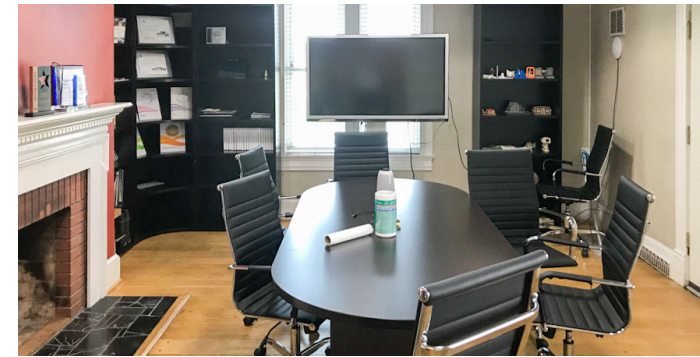
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