



# 1514 Jabez Run Road

Millersville, Maryland

for lease

Warehouse/Office Flex

## Warehouse/Office Flex Space for Lease



### Additional Information:

- Loading facilities include 2 dock doors
- Excellent access to I-97
- Convenient to Baltimore, Annapolis, and BWI
- Sufficient parking

## Wakefield Business Park

### Space Available:

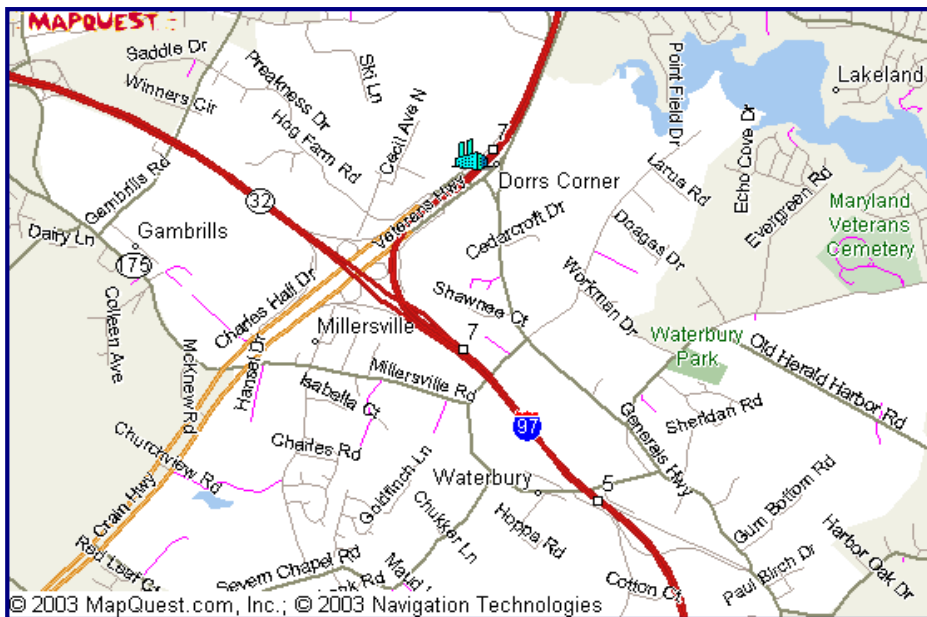
- 3,000 sf of Warehouse @ \$8.00/sf plus CAM
- 4,380 sf of Office @ \$13.00/sf plus CAM (can be divided)

**Building Size:** 13,000 sf

**Parking:** 5:1,000 sf

**Occupancy:** Immediate

**Lease Term:** 3 – 5 years



### For more information contact:

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MacKenzie Commercial Real Estate Services, LLC • 6750 Alexander Bell Drive, Suite 110 • 410-872-0400

WAREHOUSE/OFFICE FLEX SPACE FOR LEASE

BLDG. IDENTIFICATION:	Wakefield Business Park
PROPERTY ADDRESS:	1514 Jabez Run Road; Millersville, Maryland 21108
LEGAL DESCRIPTION:	Grid 11; County Tax Map 30; Parcel 340
SPACE AVAILABLE:	3,000 square feet of Warehouse @ \$8.00/sf plus CAM 4,380 square feet of Office @ \$13.00/sf plus CAM (can be divided)
BASE RENTAL RATE:	\$8.00 per square foot
BUILDING SIZE:	13,000 square feet ±
SITE SIZE:	1.33 Acres ±
TOTAL NUMBER OF LEVELS:	One
OCCUPANCY:	Immediate
LEASE TERM:	3- 5 years
ZONING:	W-1, which is Anne Arundel County's designation for Industrial Park/Office, Retail and Commercial District use
PARKING RATIO:	5:1,000 s.f.
EXTERIOR CONSTRUCTION:	Brick
SPRINKLER:	Yes
UTILITY SERVICE:	Public water and public sewer
HEATING AND AIR CONDITIONING SYSTEMS:	Controlled by Tenant
REST ROOM:	In office area
LOADING FACILITIES:	2 dock doors
TRAFFIC COUNT:	111,342 vehicles daily
ADDITIONAL INFORMATION:	<ul style="list-style-type: none"><li>•Excellent access to I-97</li><li>•Convenient to Baltimore, Annapolis and BWI</li><li>•Sufficient Parking</li></ul>

For additional information, contact:  
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Lacey Aumiller – 410/953-0355 or [laumiller@mackenziecommercial.com](mailto:laumiller@mackenziecommercial.com)

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