

**2270 BEAVER ROAD
LANDOVER, MARYLAND 20785**

**FOR
LEASE**



- High-bay front-loaded warehouse space in established industrial park
- Both dock and drive-in loading available
- Active rail service (CSX)

AVAILABLE SIZE: 105,000 SF +/-

DIMENSIONS: 183' X 490'

BUILDING SIZE: 174,000 SF +/-

HEATING: Gas

CEILING HEIGHT: 24'

ELECTRICITY: 277/480V 1200 AMP

NO. STORIES: 1

SPRINKLER: Wet sprinkler system

DRIVE-IN: Yes

EXTERIOR: Block

DOCKS: 10

PARKING: Free surface

ZONING: I-1

YEAR BUILT: 1982

OFFICE: 15,000 SF

FOR MORE INFORMATION, CONTACT:

**JIM LIGHTHIZER, PARTNER
WILL McCULLOUGH, SVP
ED BRADY, LEASING AGENT**

410.787.8799



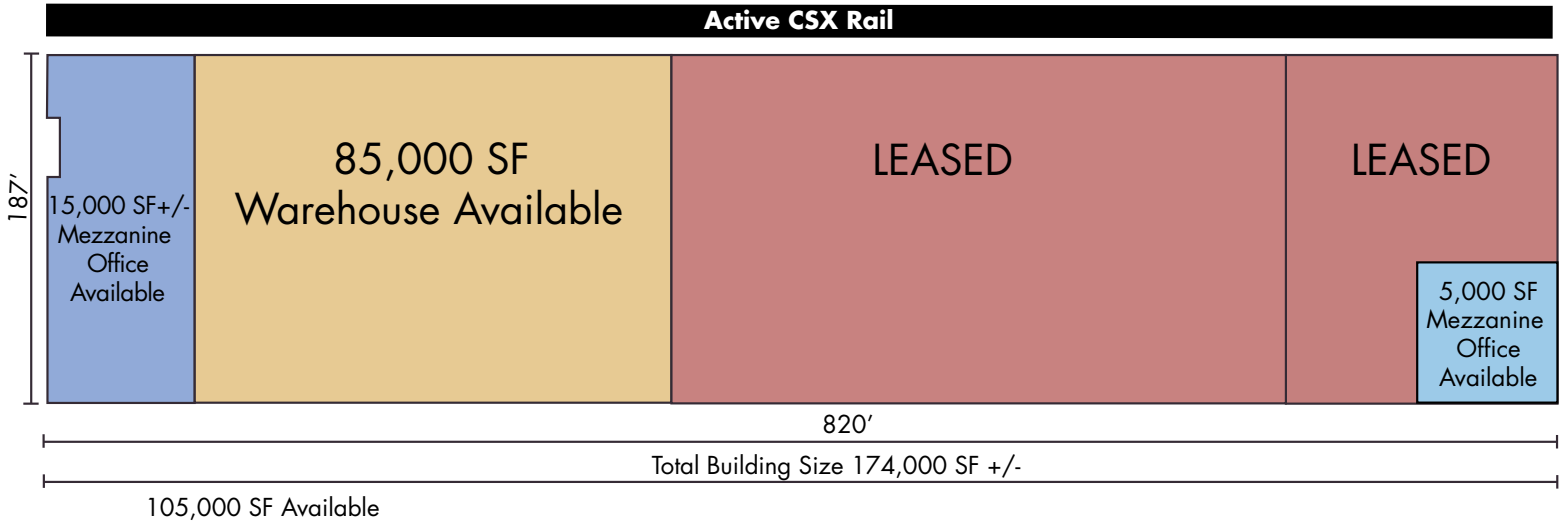
898 AIRPORT PARK ROAD, SUITE 210 · GLEN BURNIE, MARYLAND 21061 · WWW.CREGLLC.COM

© 2005 Chesapeake Real Estate Group, LLC. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Chesapeake Real Estate Group, LLC.

2270 BEAVER ROAD LANDOVER, MARYLAND 20785

FOR LEASE

2270 BEAVER ROAD Floor Plan



FOR MORE INFORMATION, CONTACT:

JIM LIGHTHIZER, PARTNER
WILL McCULLOUGH, SVP
ED BRADY, LEASING AGENT
410.787.8799



898 AIRPORT PARK ROAD, SUITE 210 • GLEN BURNIE, MARYLAND 21061 • WWW.CREGLLC.COM

© 2005 Chesapeake Real Estate Group, LLC. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Chesapeake Real Estate Group, LLC.