



## ATTRACTIVE DRIVE-IN FLEX SPACE WITH PARKING FOR SALE

### PROPERTY FEATURES:

#### Features

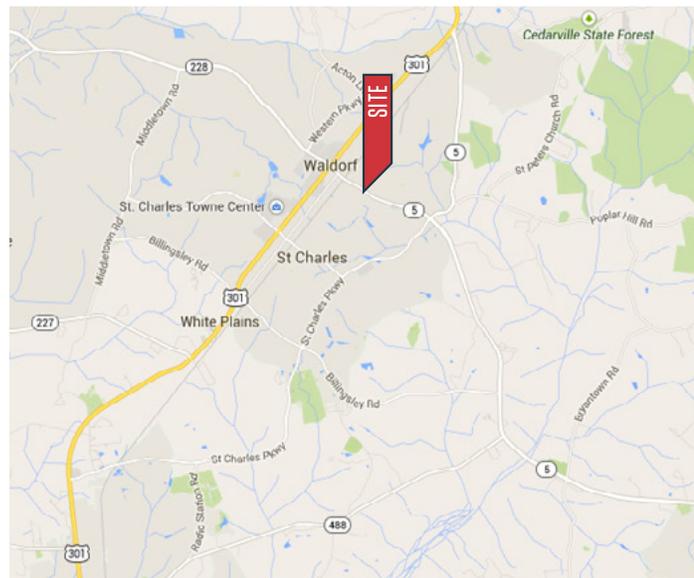
- Two (2) 10,000 square foot flex buildings (can be sold separately)
- Attractive new construction
- 20' clear ceilings
- Separate truck court and access
- Abundant parking
- Sixteen (16) 10' x 14' at grade drive-in doors
- Wet sprinklers
- Fenced-in outside storage lot
- Separate utilities per bay

#### Availabilities

- 3,700 SF office with one (1) drive-in door and small warehouse
- Rental Rate: \$15.00 NNN

#### Location

- Just off Post Office Road and Berry Road
- Two (2) miles to Route 301
- Quiet uncongested business park
- Across the street from Maryland Vehicles Emission Testing Station
- **Sale Price: \$2,300,000**
- **NOI= \$129,444, Year 2 NOI= \$192,888**

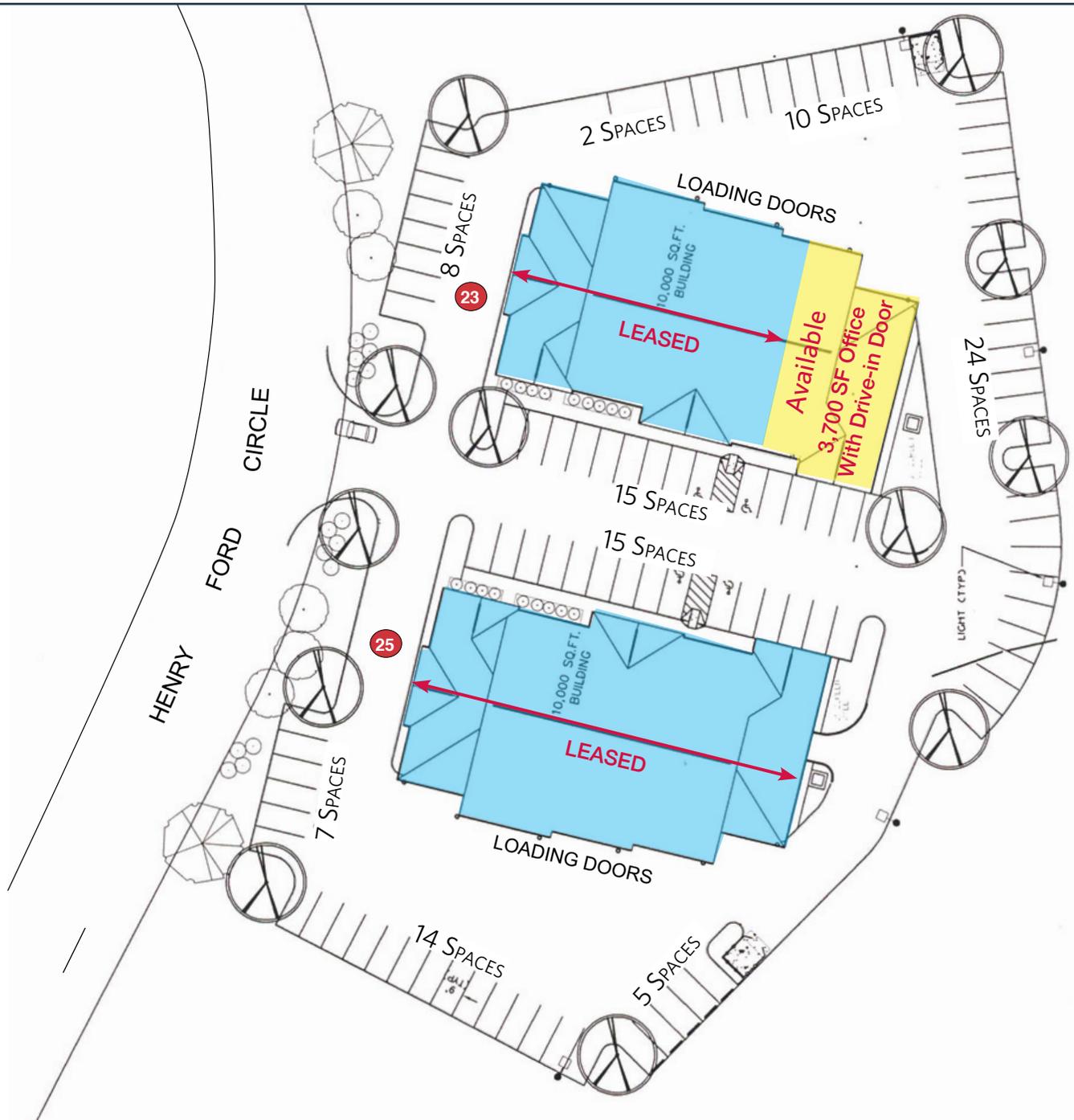


# 23-25 HENRY FORD CIRCLE

Waldorf, MD 20602 | Charles County



## SITE PLAN



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