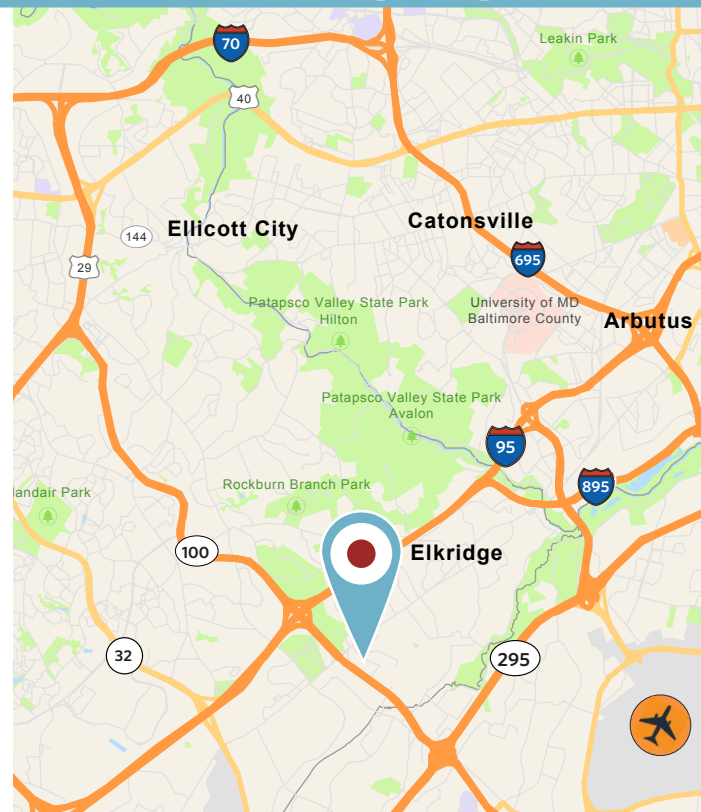




OFFICE/WHSE CONDO FOR SALE

PROPERTY HIGHLIGHTS

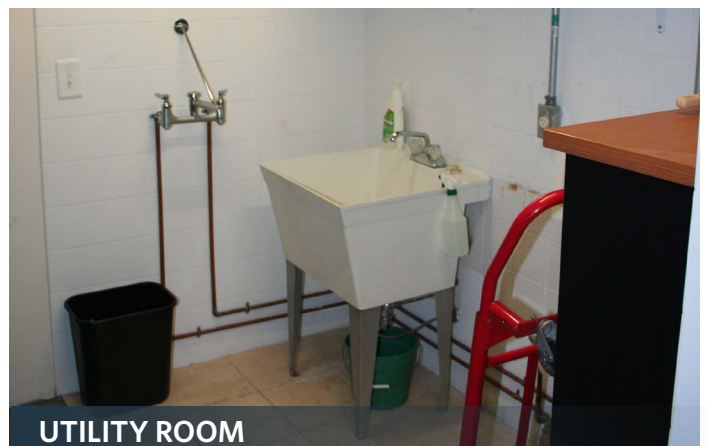
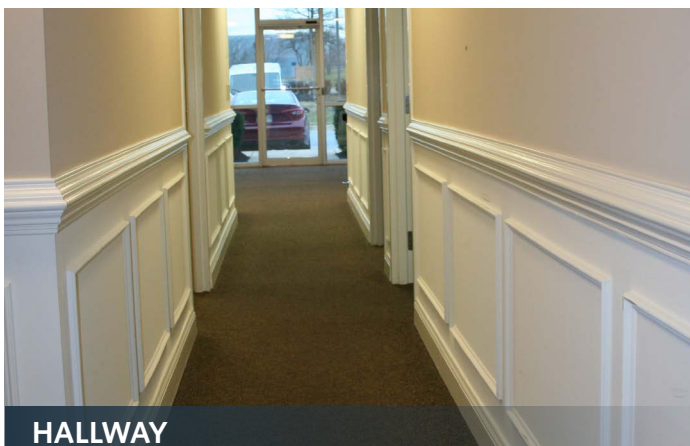
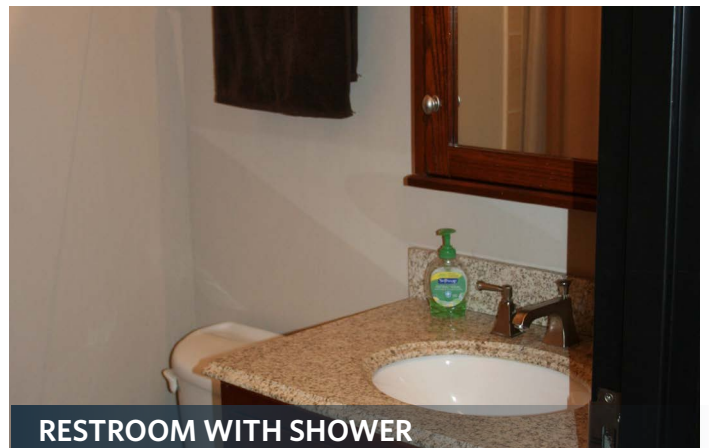
- **Total Building Size:** ± 54,784 gross SF
- **Available SF:** ± 5,628 SF
 - **Office:**
 - 1st Floor:** 1,394 SF
 - 2nd Floor:** 1,700 SF
- **Warehouse:** 2,355 SF
- **MEP Room:** ± 179 SF
- **Office Ceiling Height:** 9'
- **Whse Ceiling Height:** 24'
- **One (1) ramped drive-in; One (1) dock door**
- **Public Utilities:** Gas, water, sewer
- **Wet sprinkler**
- **Zoning:** M-2
- **Building Construction:** Tilt-up construction
- **Located ½ mile to Route 100 and I-95**
- **Sale Price:** \$997,000



6725 SANTA BARBARA CT

Suite 104 | Elkridge, MD 21075 | Howard County

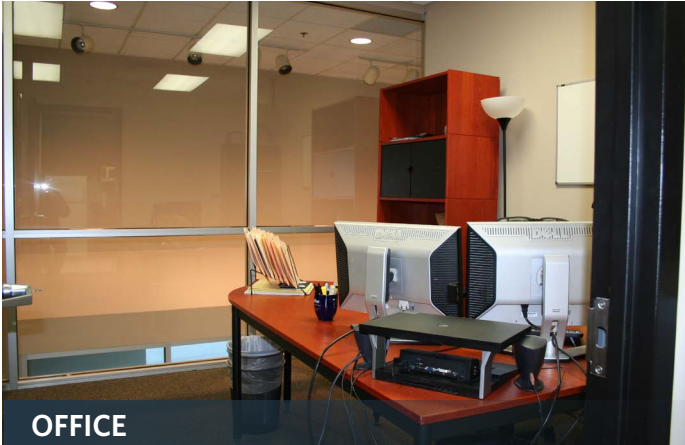
PHOTOS



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PHOTOS



OFFICE



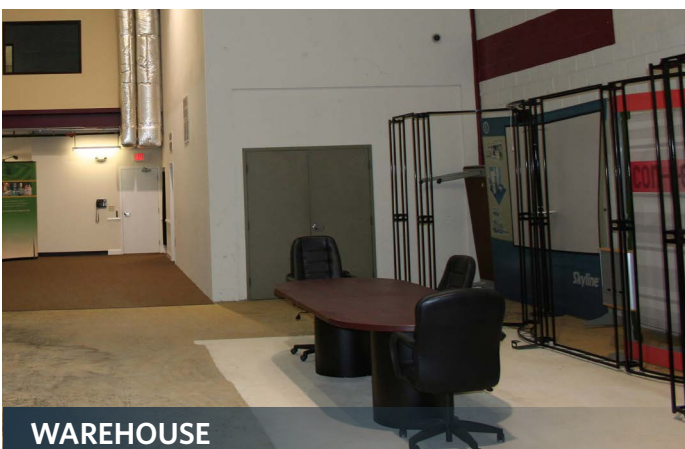
OFFICE



OFFICE



WAREHOUSE



WAREHOUSE



DRIVE-IN & LOADING DOCK

6725 SANTA BARBARA CT

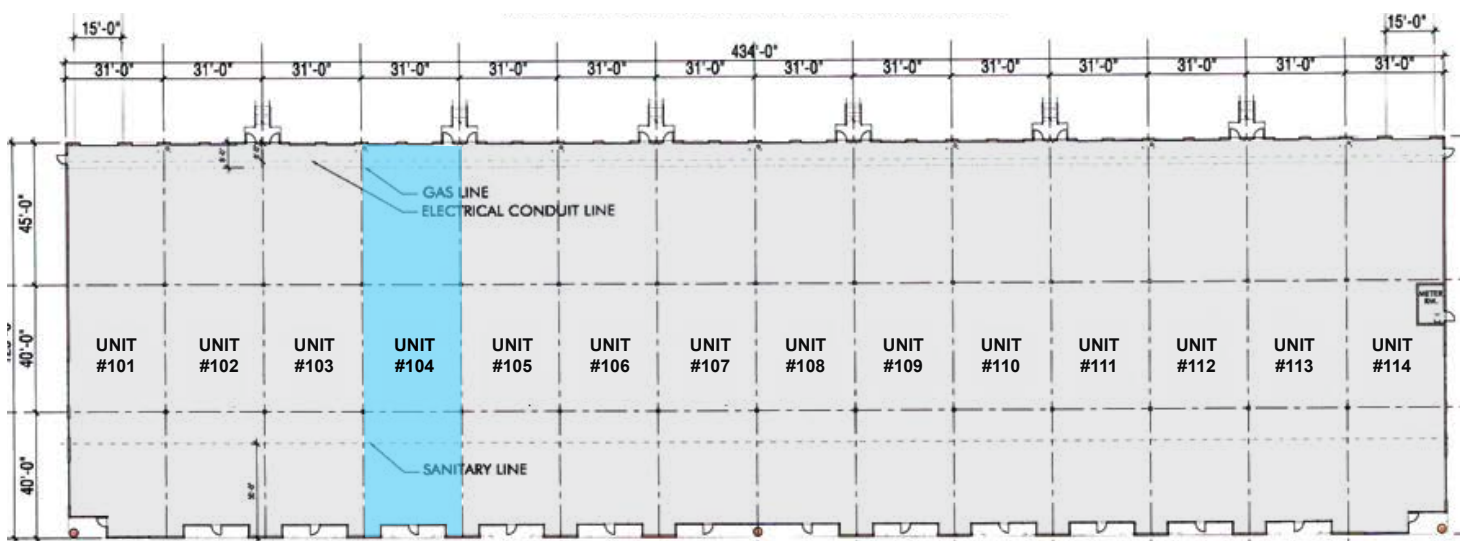
Suite 104 | Elkridge, MD 21075 | Howard County



ADDITIONAL FEATURES

- **Electric:** 277/480 3 phase 200 amp service
- **Roof:** Single ply rubber EPDM ballasted
- **Heat:** Ceiling hung gas-fired units capable of heating the space to 65°F inside when its 0°F outside
- **Lighting:** 30 foot candles at 8' above finished floor
- **Insulation:** Roof insulation value of R-21
- **Utilities:** Public water and sewer; All units will be individually metered for gas and electric
- **Truck Court:** 104'
- **Demising Wall:** Block construction
- **Sale Price:** \$177.00 per square foot based on 5,628 SF

SITE PLAN



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