



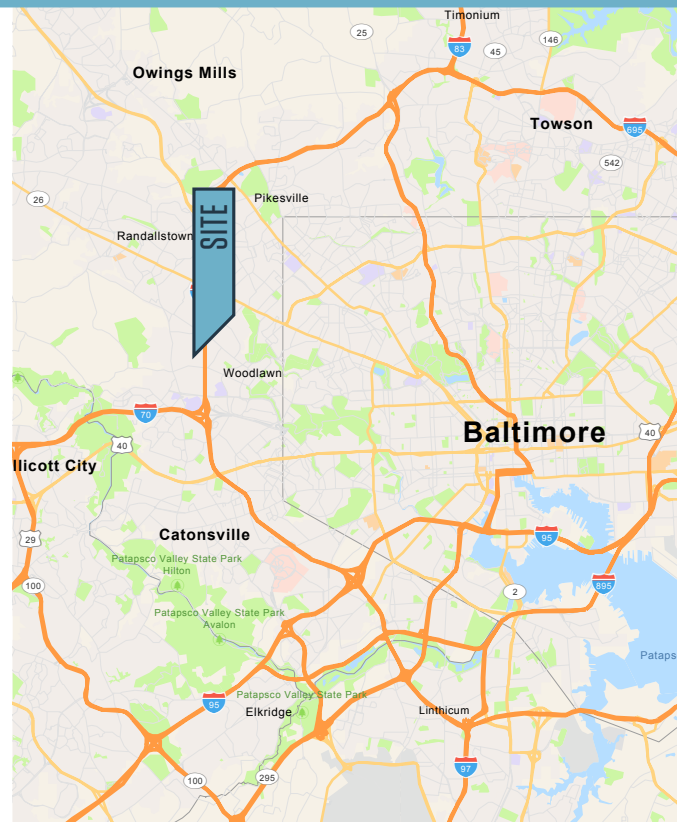
FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- **Lease Rate:** \$10.95 PSF, NNN
- **Sale Price:** Call for price
- **Total Building:** 39,565 SF
- **Available For Lease:** 10,000 - 39,000 SF (available 11/1/2023)
- **Access:** Easy access to I-695, I-70 and Route 26
- **Loading:** Two (2) dock doors with ability to add six (6) more
- 100% office with ability to convert to warehouse

NEARBY

JAE'S



Austin Eber
aeber@klnb.com
443-574-1414

Steele Stanwick
sstanwick@klnb.com
443-574-1420

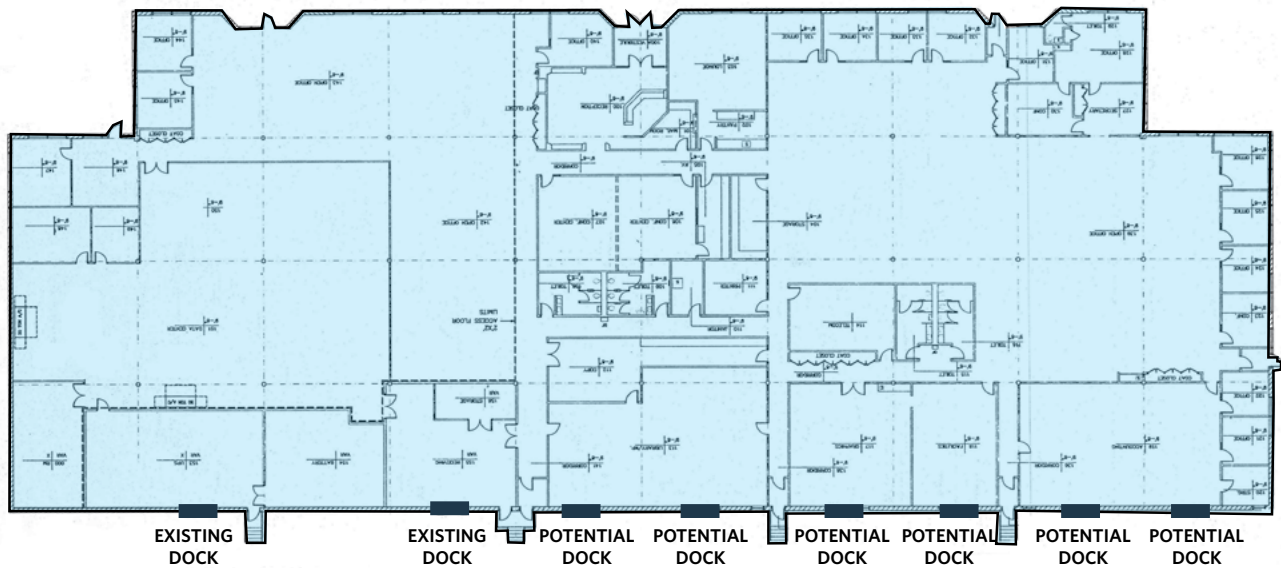
9881 Broken Land Pkwy, #300
Columbia, MD 21046
klnb.com

7253 AMBASSADOR ROAD

Windsor Mill, MD 21244 | Baltimore County

FLOOR PLAN | LOADING AREA | 39,565 SF

FRONT OF BUILDING



LOADING AREA



DEMOGRAPHICS | 3 MILE



POPULATION
113,989



HOUSEHOLDS
43,968



MEDIAN
HH INCOME
70,576



MEDIAN
AGE
39.3



DISPOSABLE
INCOME
\$56,173

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PHOTOS



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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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