



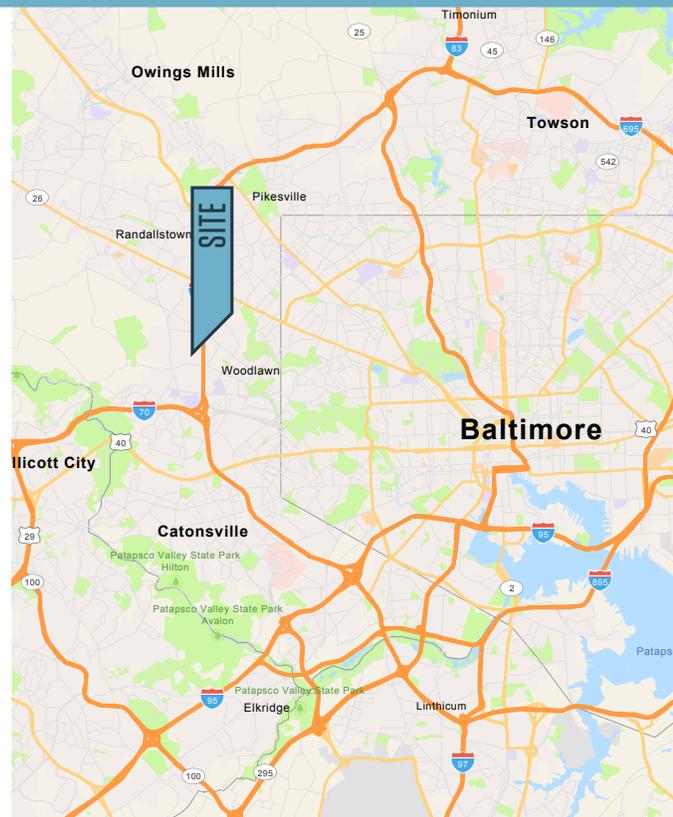
## FOR SALE OR LEASE

### 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
- **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

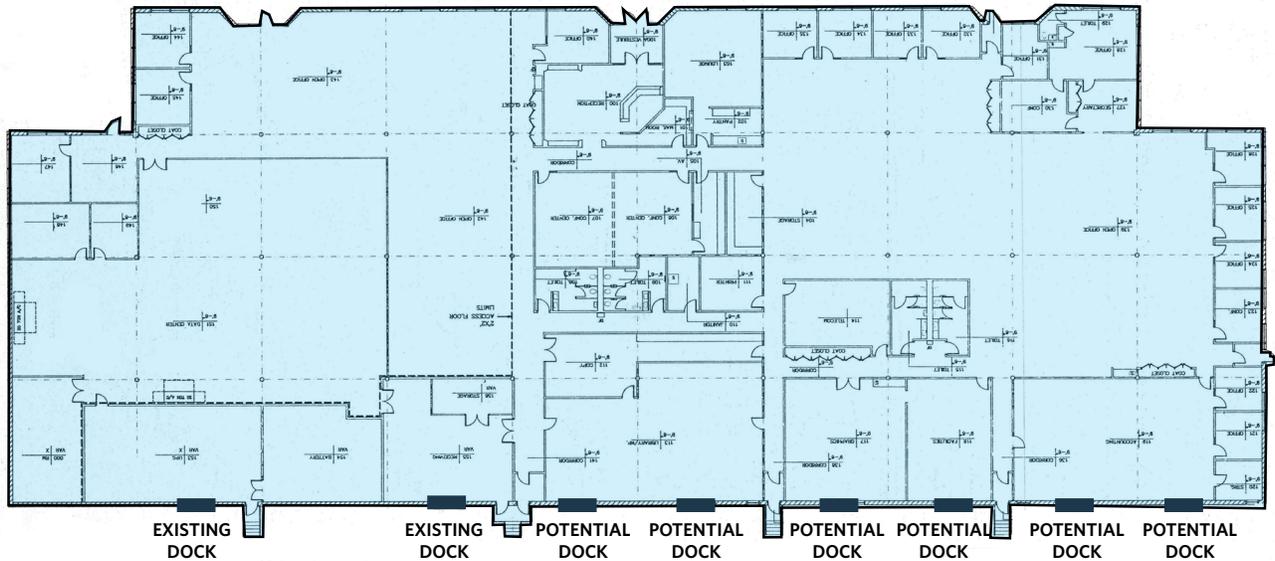
9881 Broken Land Pkwy, #300  
Columbia, MD 21046  
klnb.com

# 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

## PHOTOS



# 7253 AMBASSADOR ROAD

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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443-574-1414

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