



# 2 CREAMERY WAY



**FOR LEASE**

## AVAILABILITY

**14,650 SF Total**

- 11,405 SF Warehouse
- 3,245 SF Office

**Free standing industrial property with secured outdoor storage.**

**\$14/NNN**

**KENNETH FELLOWS**

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### PROPERTY HIGHLIGHTS

This industrial property is comprised of warehouse space and is equipped with front office space that is usable for tenants. Conveniently located only 0.2 miles off Rt. 15, this property provides easy access to Rt.15, I-70, and I-270.

- 11,405 SF Warehouse
- 3,245 SF Office
- 4.41 Acres fenced yard with pole barn

WAREHOUSE	
Building Size	14,650 SF 11,405 - Warehouse 3,245 - Office
Water	City
Sewer	City
Gas	Natural
Power Supply	Phase 3
Drive Ins	7 Total
Zoning	Industrial Park (IP)/ Light Industrial, Town of Emmitsburg

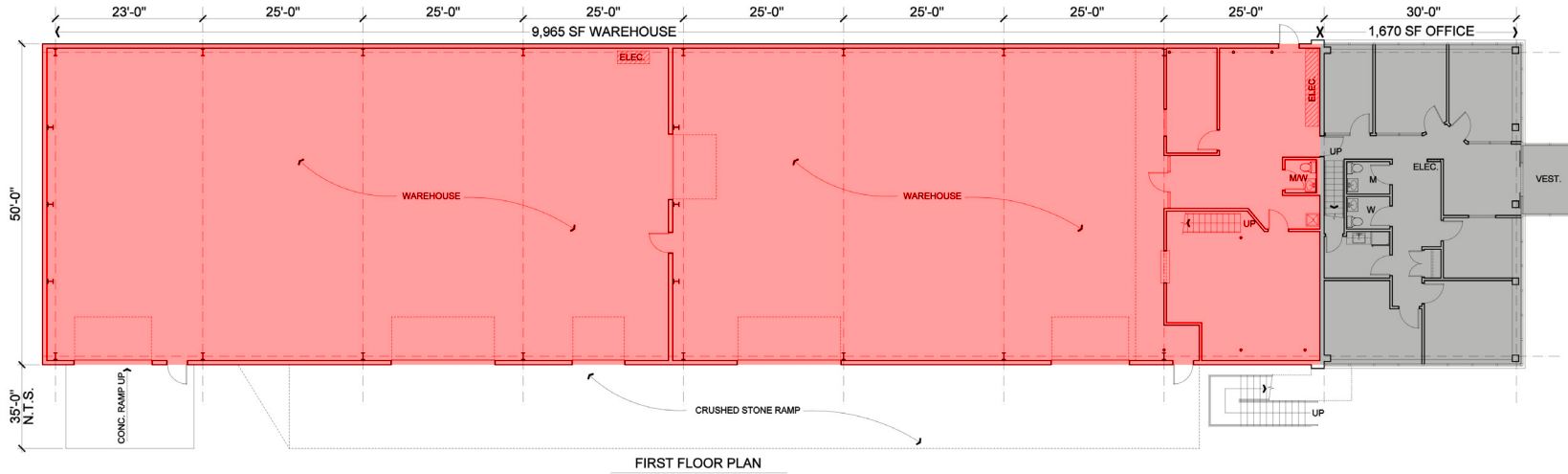
AMENITIES
Outdoor Storage Space
Fenced Lot
Shallow Bay
Mezzanine

# FLOOR PLAN

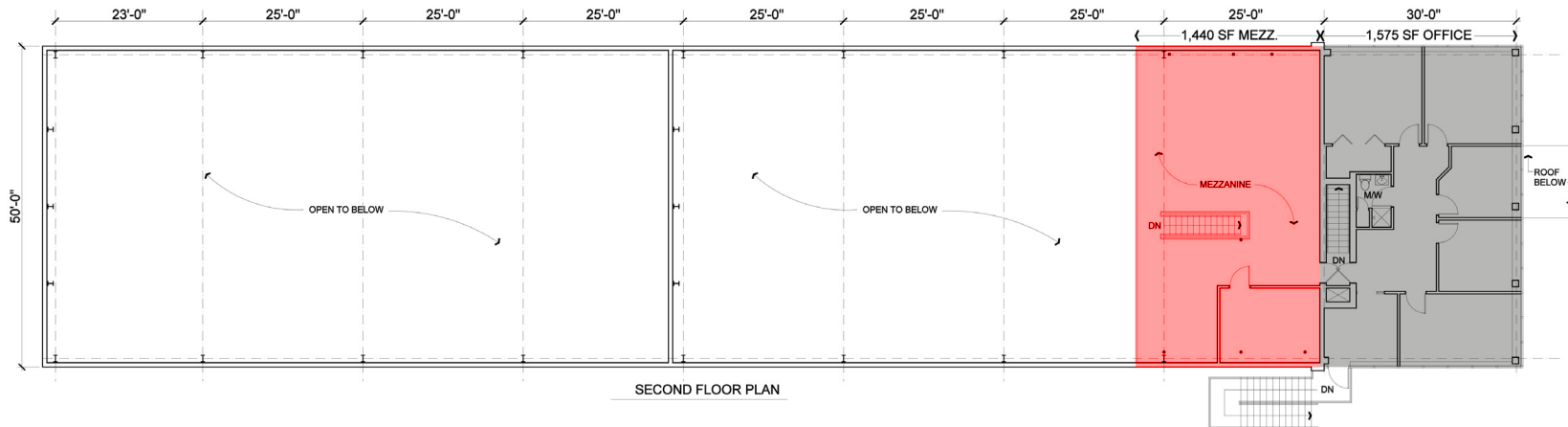
## 2 CREAMERY WAY



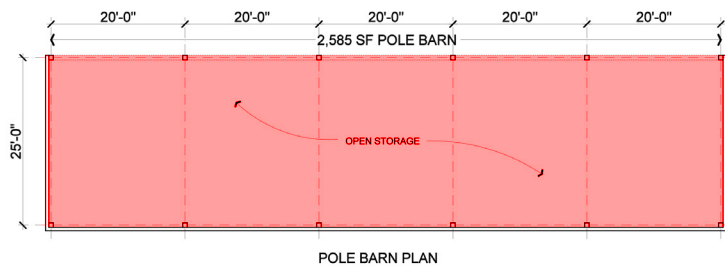
### First Floor



### Second Floor



### Pole Barn



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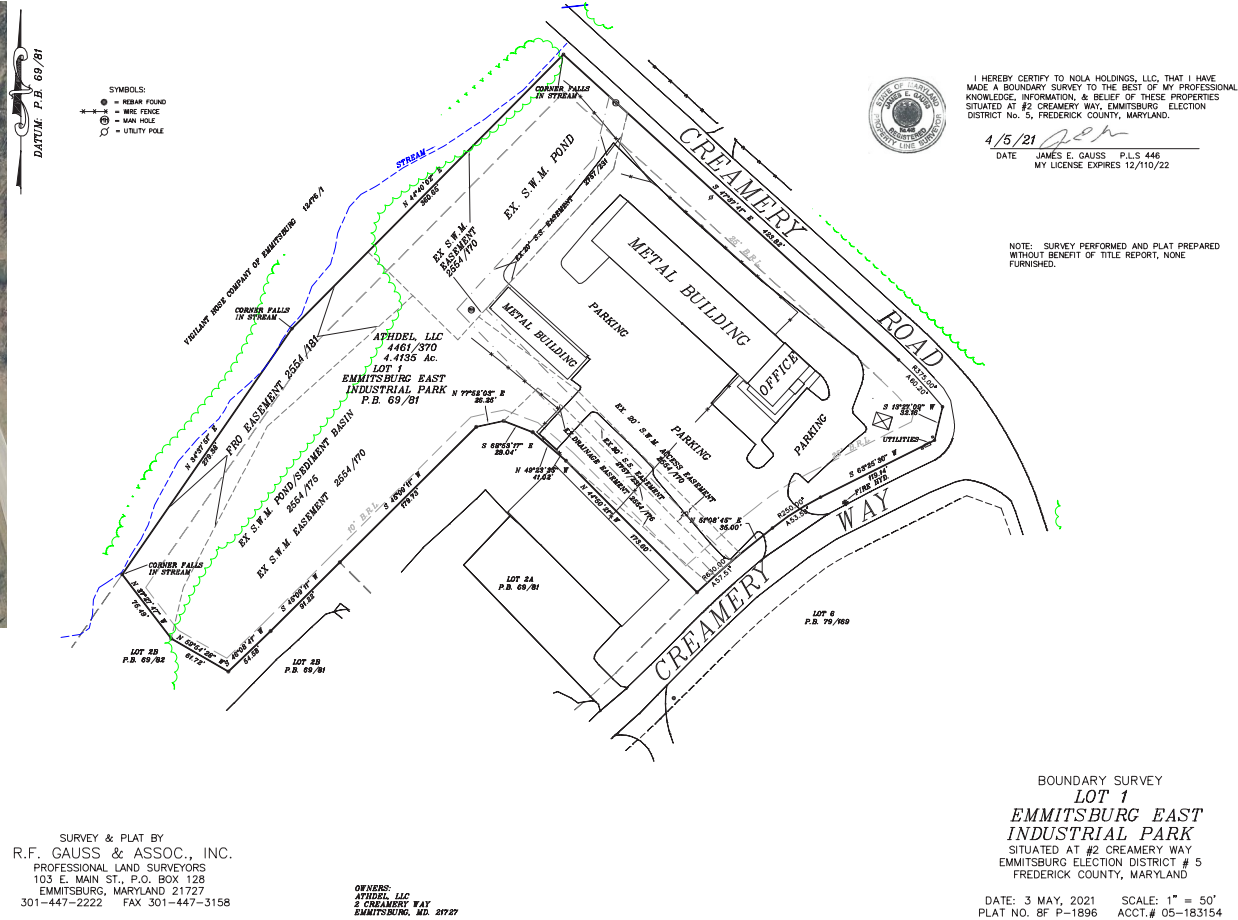
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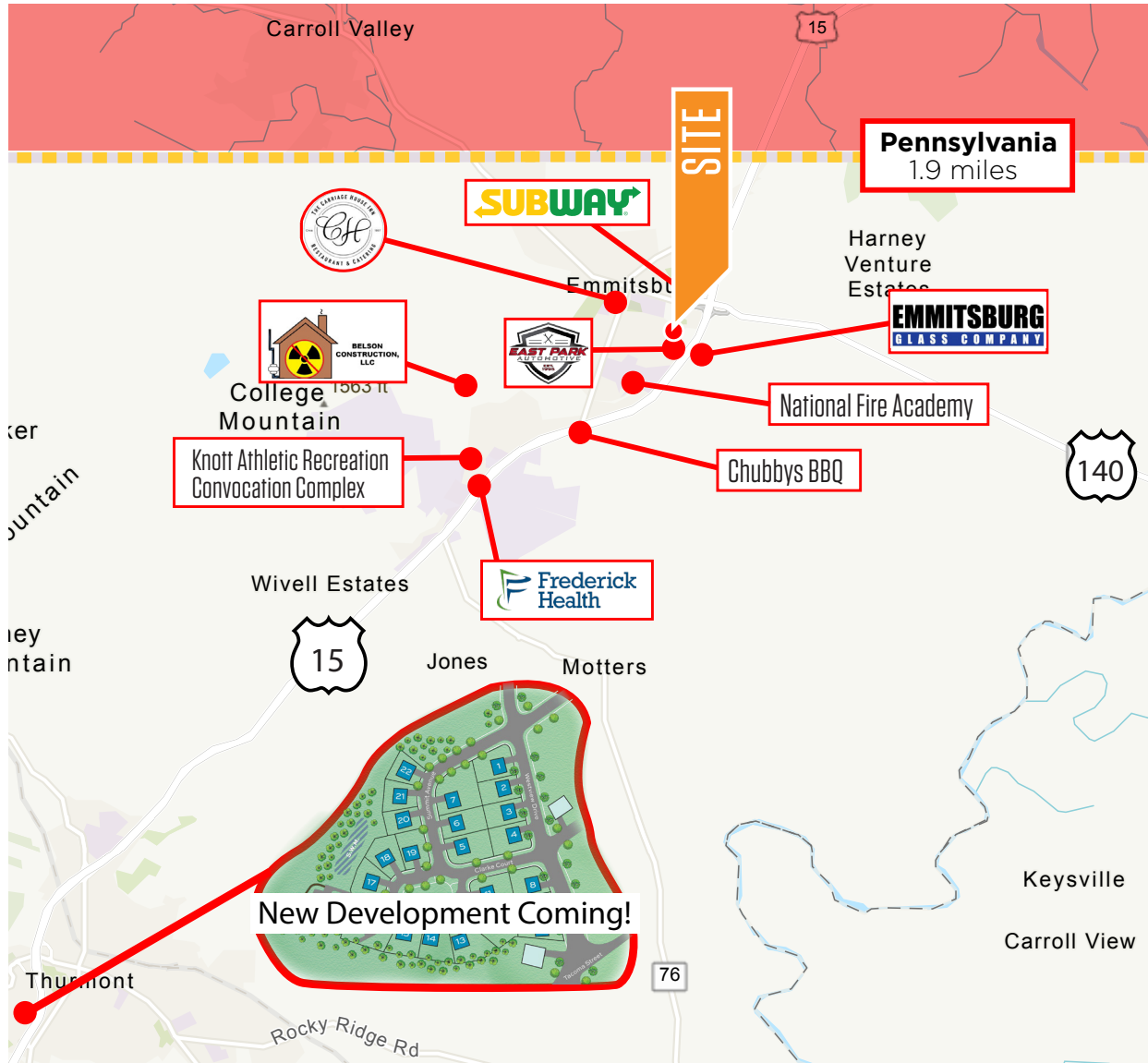
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**LAND**

Land Acres: 4.41 AC



## Transportation

Distance to Highway	
Route 15	0.2 miles
Route 40	8.6 miles
I-70	25 miles
I-270	25 miles
I-81	34 miles

Commuter Rail	
MARC Station	24.7 miles

Airport	
Fredrick Municipal	24.1 miles
Hagerstown Regional	27.3 miles
Baltimore/Washington International	57.4 miles
Dulles International	64.8 miles
Ronald Reagan Washington	73.7 miles

Distance to Cities	
Pennsylvania	1.9 miles
Frederick	17 miles
Hagerstown	23 miles
Baltimore	45 miles
Washington, DC	62 miles

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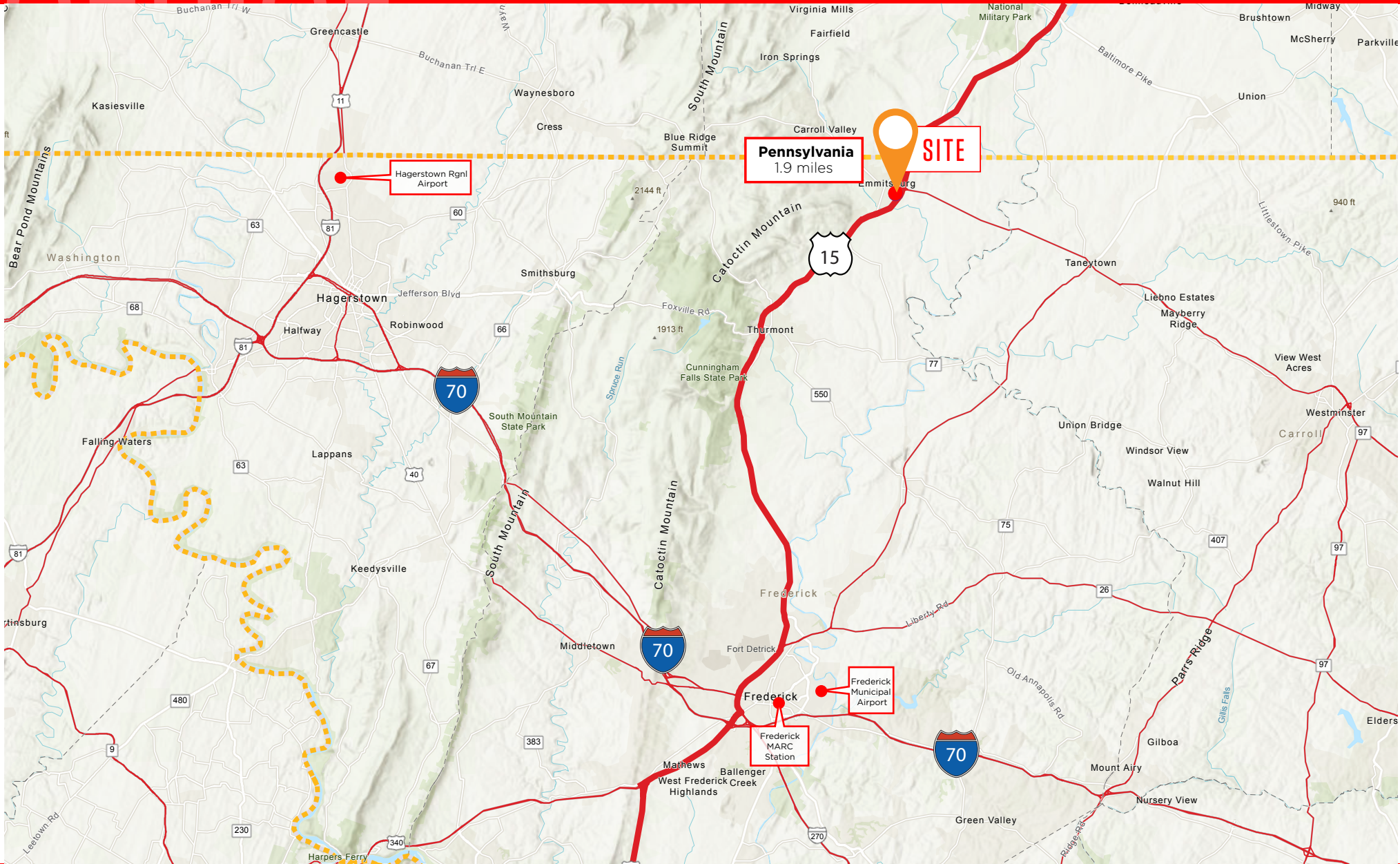
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# PHOTOS

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**FOR MORE INFORMATION, PLEASE CONTACT:**

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