

# FOR RENT

**154 B Lafayette Avenue, Laurel MD**  
**Commercial Warehouse Condominium**  
zoned I-CS (light industrial)

**Call Doris 301-704-3389**

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**EXCELLENT SPACE FOR SMALL PRODUCTION COMPANY OR OFFICES!**

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### Size & Specs\*

Overall approx. 1730 sq. ft.  
Showroom / Waiting Area w front counter  
& downlighting and adjacent area for desks  
Finished office & showroom space (870 sf)  
Upstairs Storage (1,045 sf)  
10'h x 12w' Overhead Bay Door (drive-in level)  
with automatic garage door opener  
Insulated metal roof  
All brick & block construction  
5-Inch reinforced concrete floors  
2 Dedicated parking spaces  
Roadside visibility  
Customize-able Outdoor Awning

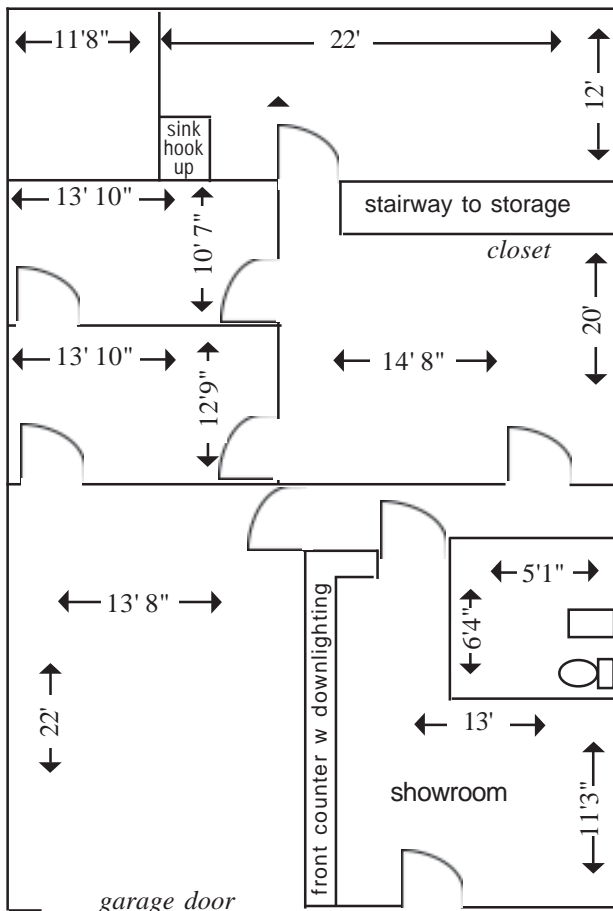
### Utilities

Gas Heat *and* Air Conditioned throughout  
Humidification  
Dumpster Usage Included

### Rent & Term \$1,730

Includes condo fee and current property taxes  
Minimum 1 year w/1 month's security deposit

**Available:** Immediately



**Amenities:** Convenient access to B/W Parkway, Route 1, Route 200, and I-95  
Laurel is halfway between Washinngton, D.C., and Baltimore, Md.  
Amtrak station 3/10ths of a mile on Lafayette

No Automotive Facilities Allowed -- No Outdoor Storage Allowed -- Not Enough Parking for a Church

\*according to the condominium plat drawing . . . . . drawing not to scale . . . . . all measurements are approximate