

Whiskey Bottom

TRADE CENTER



9125 A-L Whiskey Bottom Road, Laurel, MD 20723 (Building B)

Whiskey Bottom Trade Center is a master-planned Warehouse/Distribution/Office Center located in Laurel, Maryland; the center of the Baltimore/Washington corridor.

Key Features:

Extensive landscaping.
Skylights to provide optimal light.
Mezzanine ability.
Exterior lighting on building and in parking lot.
Outside screened storage considered.
Signage and protective covenants for the Tenant's benefit.
Responsive Owner **Management.**

Square Footage:

62,848 SF.

Roof:

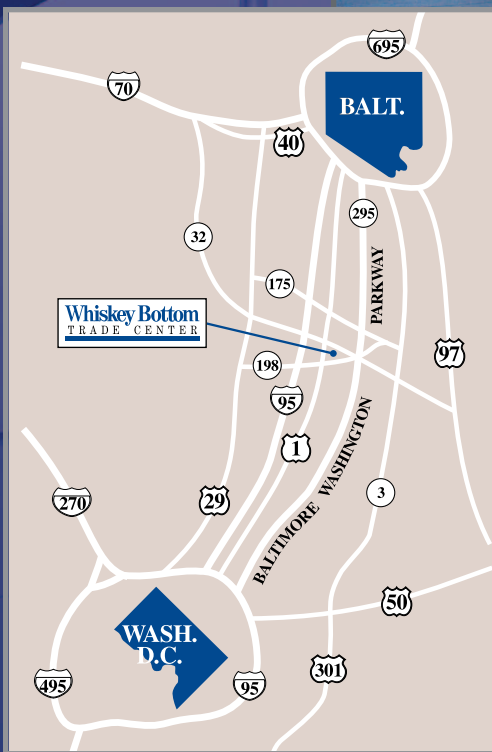
Ballasted single-ply rubber membrane.

Exterior Walls:

Architectural block-dry vit.

Glass:

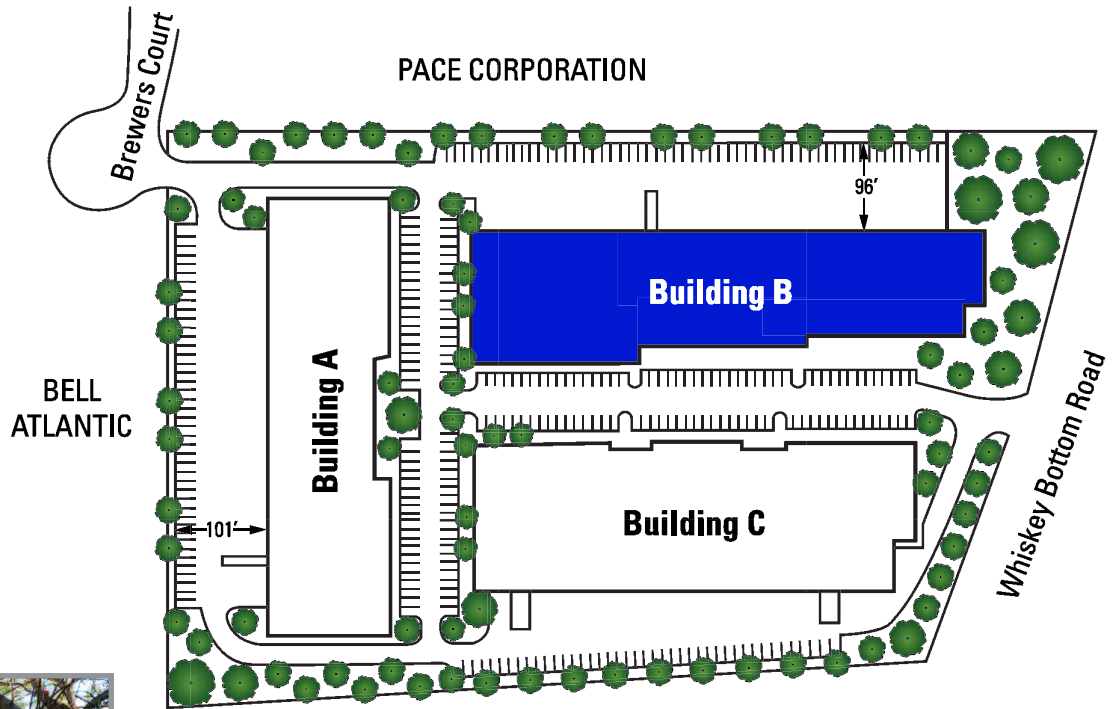
One inch insulated tinted.



A project by:

Gingery
DEVELOPMENT GROUP

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Building B: 9125 A-L Whiskey Bottom Road



Leasing by:

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Floor:	6" concrete slab, reinforced, on stone, with vapor barrier.
Loading:	Insulated metal 8' x 10' dock-high doors and 12' x 14' drive-in doors painted. (Doors optional). Dock bumpers.
Heat:	Gas fired hung unit heaters, thermostatically controlled.
Bay Sizes:	Width 42', Depth from 108' to 140'.
Ceiling Height:	Clear 20'.
Sprinkler:	Wet system.
Electrical:	200 AMPS per bay tenant – 277/480V. 3 phase 4-wire main service.
Zoning:	M-2 Heavy Industrial (Howard County).
Office Space:	Finished to suit Tenant.
Parking:	352 site total.