

8227 CLOVERLEAF DR, SUITE 308  
MILLERSVILLE, MD 21108



**SALE/LEASE**

## Warehouse and Office Condo Professional Business Park – Ample Parking

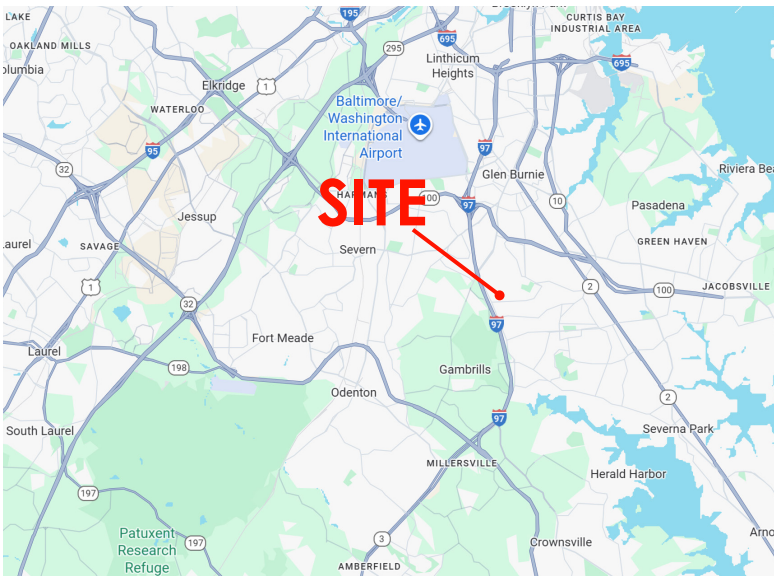
- ± 3,159 sqft fully conditioned flex space (Built-out)
- C4 Zoning - Wide range of Commercial uses (Contractors, services, warehouse, showroom, professional office, retail, and more)
- 1 Loading dock – 14' 6" clear
- Converts to warehouse, distribution, manufacturing, or R&D
- Brick, block, and steel construction with glass front
- Off Veterans Hwy to Rt-97 – Minutes from Baltimore Beltway and BWI
- **Asking Price \$595,000**
- **Lease Rate: \$15 per sqft NNN**



**MITCHELL ZANGWILL**  
*Commercial Salesperson*

**410-914-1008**

zangwill@friendre.com



**Main: 410-449-1144 · Fax: 410-983-3956 · friendre.com**  
**8436 Veterans Hwy, Millersville, MD 21108**

All information is from sources deemed reliable; However, we are not responsible for errors, omissions, misinterpretation, or misuse of information presented; We make no warranty of any kind, express or implied, with respect to the property or any other matters; Information and the property is subject to change, corrections, prior sales, or withdrawal.



**MITCHELL ZANGWILL**  
*Commercial Salesperson*  
**410-914-1008**  
 zangwill@friendre.com