



Black Diamond Realty

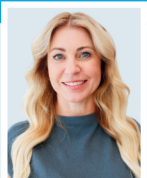
Mark J. Nesselroad, Broker

FOR LEASE



RETAIL / INDUSTRIAL SPACE

21532 National Pike, Unit G
Boonsboro, MD 21713



Crystal Pheulpin

Associate / Salesperson

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LEASE RATE	\$2,500 / MONTH
LEASE STRUCTURE	MODIFIED GROSS
TOTAL SPACE AVAILABLE	2,400 SQ FT
CEILING HEIGHT	16 FT
DISTANCE TO INTERSTATE	3.2 Miles From I-70, Exit 35

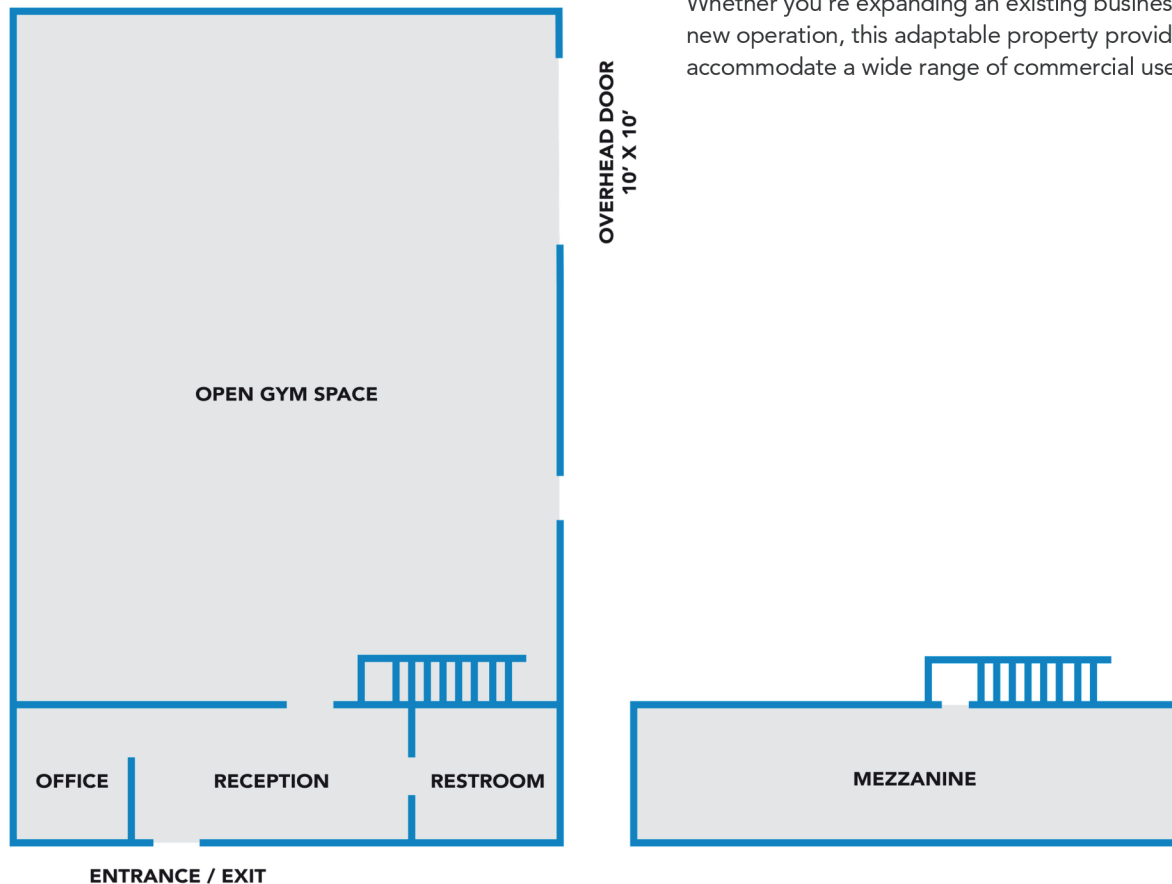
BUILDING DETAILS

This versatile 2,400 (+/-) SQ FT retail / mixed-use space offers an adaptable layout suitable for a variety of business operations. The 40' x 60' pole building features a private parking area, providing convenient access for employees and customers alike.

Previously occupied by a cheerleading gym, the space includes a welcoming reception area, private office, restroom, and a large open gym/warehouse area with a 10' x 10' overhead door and mezzanine, offering additional storage or functional workspace.

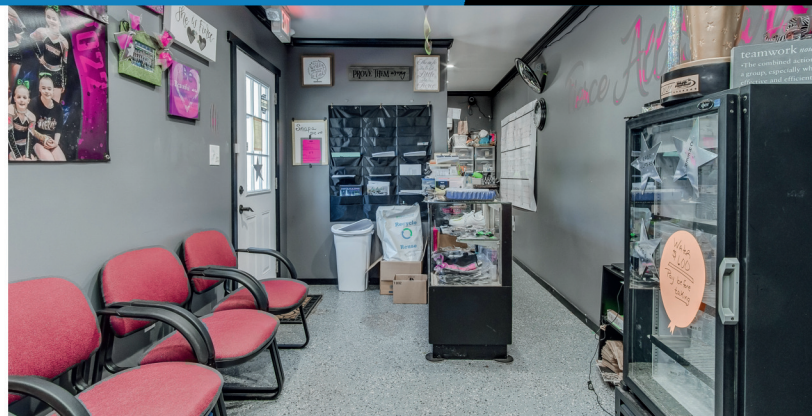
The existing layout makes this property well suited for a gymnastics, cheerleading, dance, martial arts, or fitness facility, while the open floor plan and overhead door also allow for an easy conversion to light industrial, warehouse, contractor, or flex commercial use.

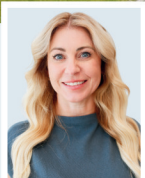
Whether you're expanding an existing business or launching a new operation, this adaptable property provides the flexibility to accommodate a wide range of commercial users.



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