

# 1332 LONDONTOWN BOULEVARD

ELDERSBURG, MARYLAND 21784

FOR LEASE

**UP TO 230,000 SF OF 24' CLEAR WITHIN  
7.5 MILES TO I-70**



For information, contact:

**Ketch Secor**

Vice President  
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**Toby Mink**

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CB Richard Ellis  
250 West Pratt Street  
Suite 1700  
Baltimore, Maryland 21201

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AVAILABLE WAREHOUSE SPACE:	1 - 25,000± SF 2 - 12,000 - 230,000± SF
WAREHOUSE RENTAL RATE:	\$4.50 NNN
AVAILABLE OFFICE SPACE:	15,000± SF
OFFICE RENTAL RATE:	\$12.50 NNN
AVAILABLE PAD SITES:	Land Lease, Build-to-Suit
CEILING HEIGHT:	24'
LOADING:	Dock and drive-in available
COLUMN SPACING:	30' x 40'
PARKING:	Free surface parking
SPRINKLER SYSTEM:	Wet system
ELECTRIC:	Heavy
ZONING:	IR

For local area and labor information please visit [www.carrollbiz.org](http://www.carrollbiz.org).

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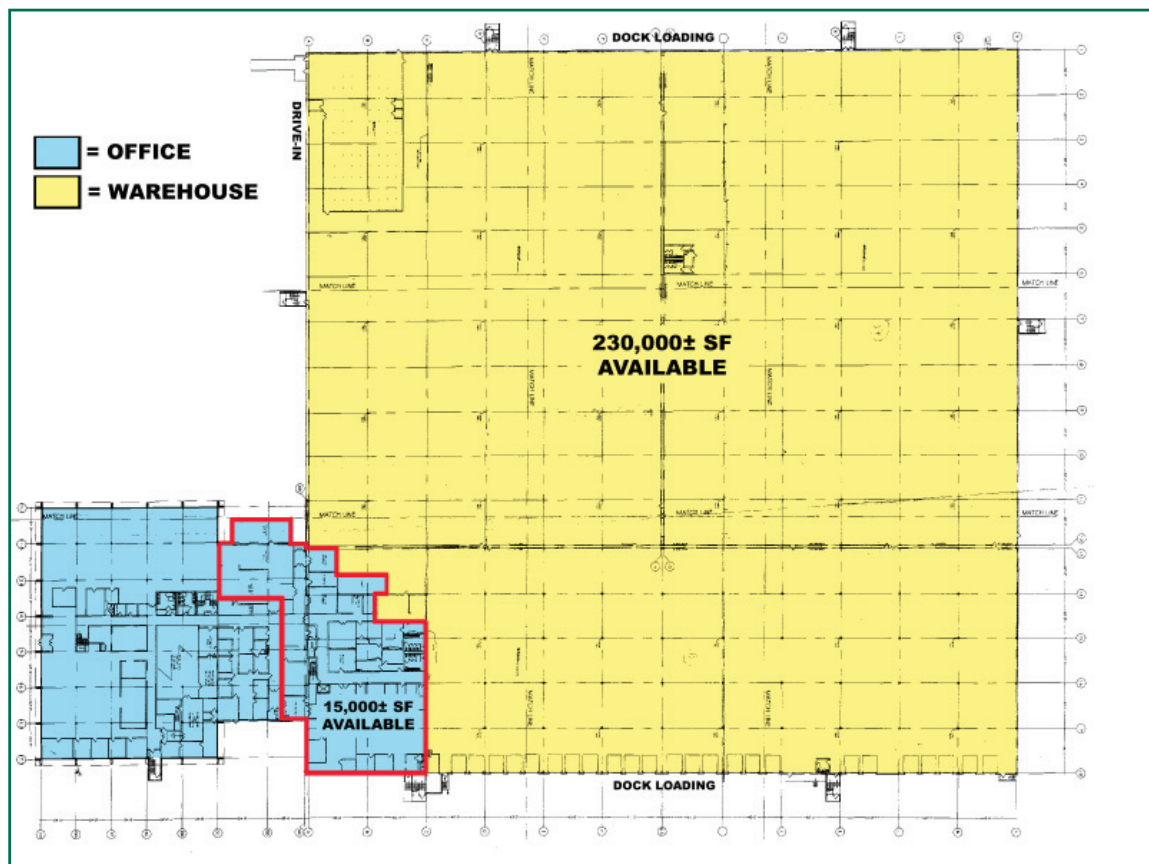
**CBRE**  
CB RICHARD ELLIS

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## FLOOR PLAN



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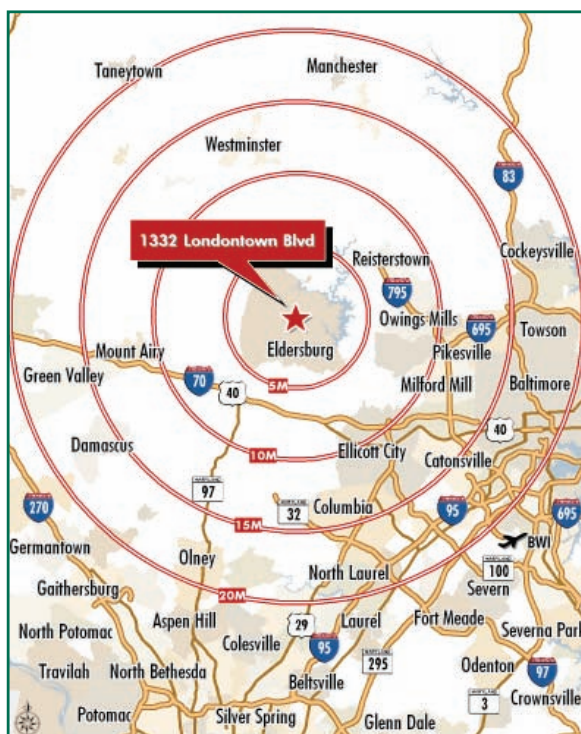
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## RADIUS MAP



## DISTANCES/DRIVE TIMES

I-70:	7.8 miles/13 mins
I-795:	10.9 miles/23 mins
I-695:	12.3 miles/25 mins
I-95:	24.7 miles/32 mins
BWI:	30.8 miles/39 mins
Port of Baltimore:	35.5 miles/47 mins

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