



The Flory Building

1812 Virginia Street, Annapolis, MD 21401

Industrial Manufacturing 12,660 SF

For Lease

\$10/SF/YR

Property Size

12,660 SF

Property Type

Industrial - Manufacturing

Date Updated

Dec 17, 2021

Great for Owner User/Or Potential Investment Property Located in the Heart of Annapolis Design District Easy Access to West Street, Route 50 and Forest Drive One Drive-In Door, Potential to add 2nd Drive-In Door 12,660 SF Available For Sale or Lease and Can Be Divided to 2 Separate Units (4,630 SF to 12,660 SF) Zoning I-1 (City of Annapolis) Ceiling Height 12' to 14' Sprinkler System Ideal for Contractors, Distribution, Building Material Suppliers, Marine Business, Etc. Parking Available for 9-10 Cars on Site

Highlights

- ✓ Great for Owner User/Or Potential Investment Property
- ✓ Located in the Heart of Annapolis Design District
- ✓ Easy Access to West Street, Route 50 and Forest Drive
- ✓ One Drive-In Door, Potential to add 2nd Drive-In Door
- ✓ 12,660 SF Available For Sale or Lease and Can Be Divided to 2 Separate Units (4,630 SF to 12,660 SF)
- ✓ Zoning I-1 (City of Annapolis)
- ✓ Ceiling Height 12' to 14'
- ✓ Sprinkler System Ideal for Contractors, Distribution, Building Material Suppliers, Marine Business, Etc.
- ✓ Parking Available for 9-10 Cars on Site

Space Available

1812 Virginia Street

Space Type	Lease Rate
Warehouse/Distribution	\$10/SF/YR
Total Space Available	Divisible Space
12,660 SF	12,660 - 12,660 SF
Available Date	Lease Type
Immediate	Modified Gross
Renewal Option	Sublease
Yes	No