



20,112 SF ± ON 1.67 ACRES ±

151 8TH AVENUE NW | GLEN BURNIE, MARYLAND 21061

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 20,112 SF \pm between two buildings
- Multiple oversized drive in doors & 1 dock door
- Heavy Power
- Roof replaced in recent years
- Easy access to I-97, I-695, Route 2, Route 10 and Route 100
- Close proximity to BWI Airport and the Port of Baltimore

BUILDING SIZE:

18,500 SF \pm (MAIN WAREHOUSE)

1,612 SF \pm (REAR WAREHOUSE)

LOT SIZE:

1.67 ACRES \pm

CLEAR HEIGHT:

16' \pm (MAIN WAREHOUSE)

14'-16' \pm (REAR WAREHOUSE)

DOCKS:

1 (8' W x 10' H)

DRIVE-INS:

6 (3 ON MAIN WAREHOUSE AND 3 ON SMALLER REAR WAREHOUSE)

POWER:

HEAVY

ZONING:

W2 (LIGHT INDUSTRIAL DISTRICT)



AERIAL



8TH AVE NW

POWER SPECS

TOTAL BREAKER
CAPACITY: 4,765 AMPS

THREE-PHASE
POWER (240V): 2,875 AMPS ACROSS
PANELS 1, 2 AND 8

SINGLE-PHASE POWER 1,890 AMPS ACROSS
(120V / 120/240V): PANELS 3-7

MAIN WAREHOUSE



BUILDING SIZE: **18,500 SF ±**
(185' x 100')



CLEAR HEIGHT: **16' ±**



DOCKS: **1**

(8' w x 14' h')



DRIVE-INS: **3**

(18' w x 14' h)

REAR WAREHOUSE



BUILDING SIZE:

1,612 SF ±
(62' x 26')



CLEAR HEIGHT:

14'-16' ±



DRIVE-INS:

3
(2 @ 18' w x 12' h)
(1 @ 14' w x 12' h)



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

2 0.5 MILES
2 MIN. DRIVE

97 1.2 MILES
3 MIN. DRIVE

695 2.9 MILES
5 MIN. DRIVE

BWI
BALTIMORE WASHINGTON
INTERNATIONAL
Thurgood Marshall
AIRPORT
4.9 MILES
8 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
7.3 MILES
9 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD 10.9 MILES
16 MIN.

WASHINGTON, DC 34.6 MILES
40 MIN.

PHILADELPHIA, PA 109.0 MILES
1 HR. 40 MIN.

RICHMOND, VA 143.00 MILES
2 HRS. 10 MIN.



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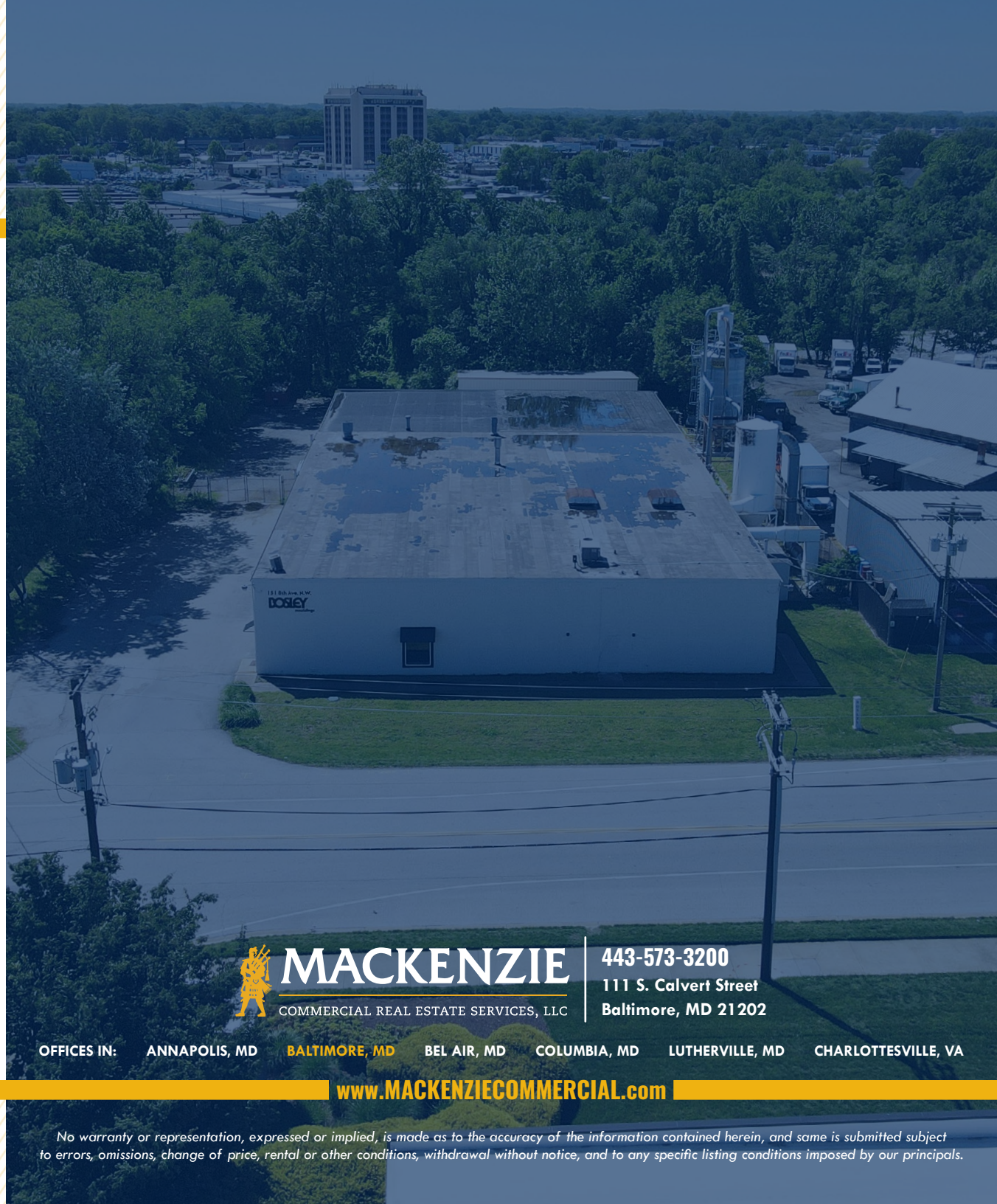
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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