



SMALL BAY INDUSTRIAL PROPERTY

1801 OLD SULPHUR SPRING ROAD | ARBUTUS, MARYLAND 21227

FOR
SALE

100%
LEASED



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1 dock high loading door, 1 dock platform (2 positions) and 1 at grade drive in
- Low vacancy rate submarket
- Quick and easy access to I-95, I-695 and Route 1 (Washington Boulevard)
- Close proximity to Downtown Baltimore, the Port of Baltimore, BWI Airport

BUILDING SIZE:

21,619 SF ±

LOT SIZE:

1.84 ACRES ±

CLEAR HEIGHT:

14'-16' ±

LOADING:

3 DOCKS, 1 DRIVE-IN

PARKING:

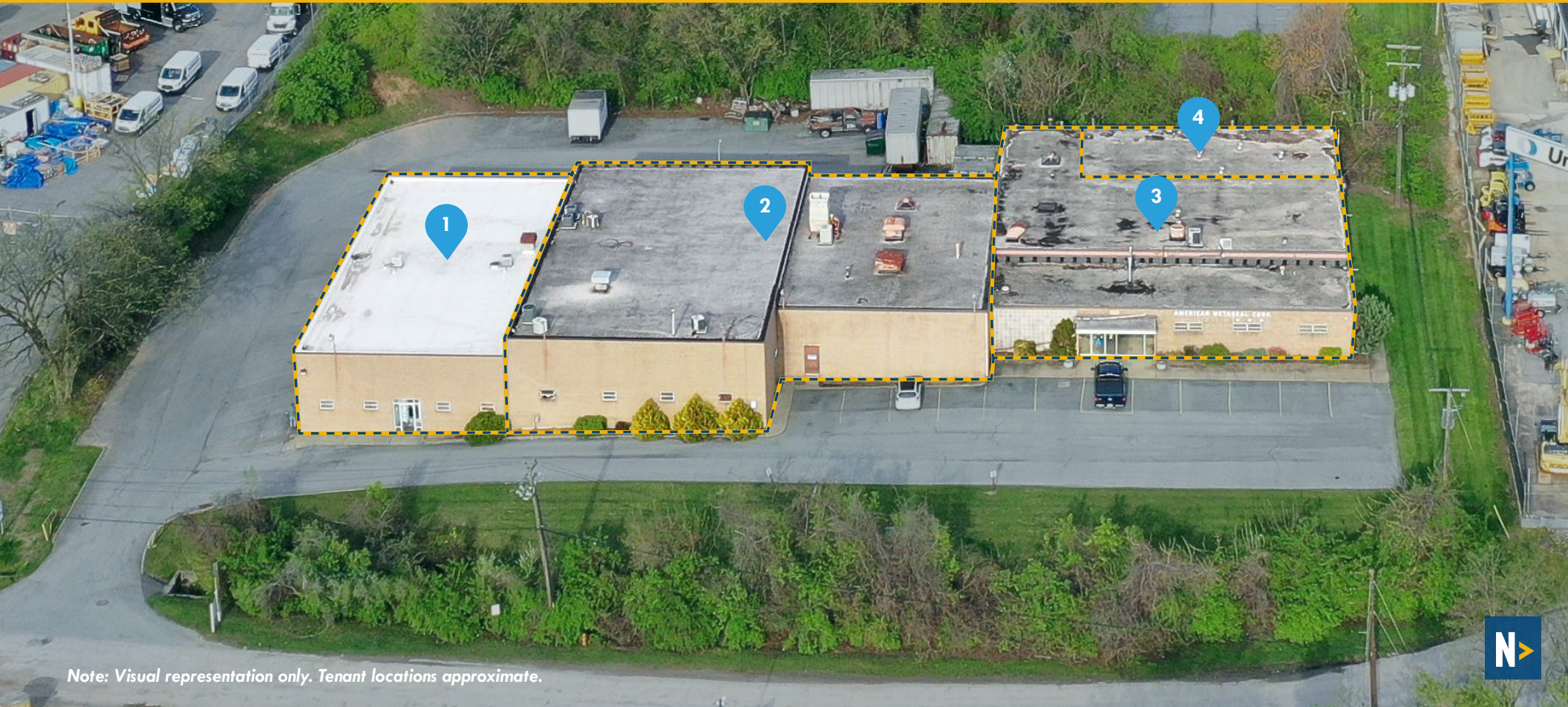
FREE AND UNRESERVED

ZONING:

ML (MANUFACTURING, LIGHT)



TENANT BREAKDOWN



1 Wireless Communications

SIZE:	4,620 SF
% OF BLDG.:	21.4%
LEASE END:	2/28/2028

2 Aerostar Machine

SIZE:	9,020 SF
% OF BLDG.:	41.7%
LEASE END:	7/31/2027

3 American Metaseal*

SIZE:	4,892 SF
% OF BLDG.:	22.6%

* Owner of Property. A Lease back for 5 years at market rate to be negotiated.

4 Precision Heat

SIZE:	2,468 SF
% OF BLDG.:	11.4%
LEASE END:	3/31/2026*

* No option to renew.

LOCAL BIRDSEYE

BALTIMORE



FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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