

# SUBLEASE

Anne Arundel County, MD



## WAREHOUSE SPACE

GLEN BURNIE BUSINESS CENTER

200 PENROD COURT | GLEN BURNIE, MD 21061



**Matthew Curran, SIOR | Senior Vice President & Principal**  
☎ 443.573.3203 ✉ [mcurran@mackenziecommercial.com](mailto:mcurran@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**Andrew Meeder, SIOR | Senior Vice President & Principal**  
☎ 410.494.4881 ✉ [ameeder@mackenziecommercial.com](mailto:ameeder@mackenziecommercial.com)

# SUBLEASE

 Anne Arundel County, MD

## AVAILABLE

8,000 sf ± (Suites G-H)

## ZONING

C4 (Commercial - Highway)

## LOADING

2 dock high doors

2 drive-in doors

## COLUMN SPACING

30' ±

## CEILING HEIGHT

18-20' ±

## RENTAL RATE

\$9.50 psf, NNN

## SUBLEASE TERM

Thru 8/31/24

## HIGHLIGHTS

- ▶ Located within Glen Burnie Business Center, a 21-acre mixed-use business community located near the intersection of Dorsey Road and Route 648 (Baltimore Annapolis Blvd)
- ▶ Less than 3 miles from MD Rt. 2, I-97, I-695, I-295 (Balt. Wash. Pkwy) and BWI Airport

# WAREHOUSE SPACE

GLEN BURNIE BUSINESS CENTER | 200 PENROD COURT | GLEN BURNIE, MARYLAND 21061



**Matthew Curran, SIOR** | Senior Vice President & Principal

☎ 443.573.3203 ✉ [mcurran@mackenziecommercial.com](mailto:mcurran@mackenziecommercial.com)

MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**Andrew Meeder, SIOR** | Senior Vice President & Principal

☎ 410.494.4881 ✉ [ameeder@mackenziecommercial.com](mailto:ameeder@mackenziecommercial.com)

# SUBLEASE

Anne Arundel County, MD

# SITE PLAN

GLEN BURNIE BUSINESS CENTER | 200 PENROD COURT | GLEN BURNIE, MARYLAND 21061



# SUBLEASE

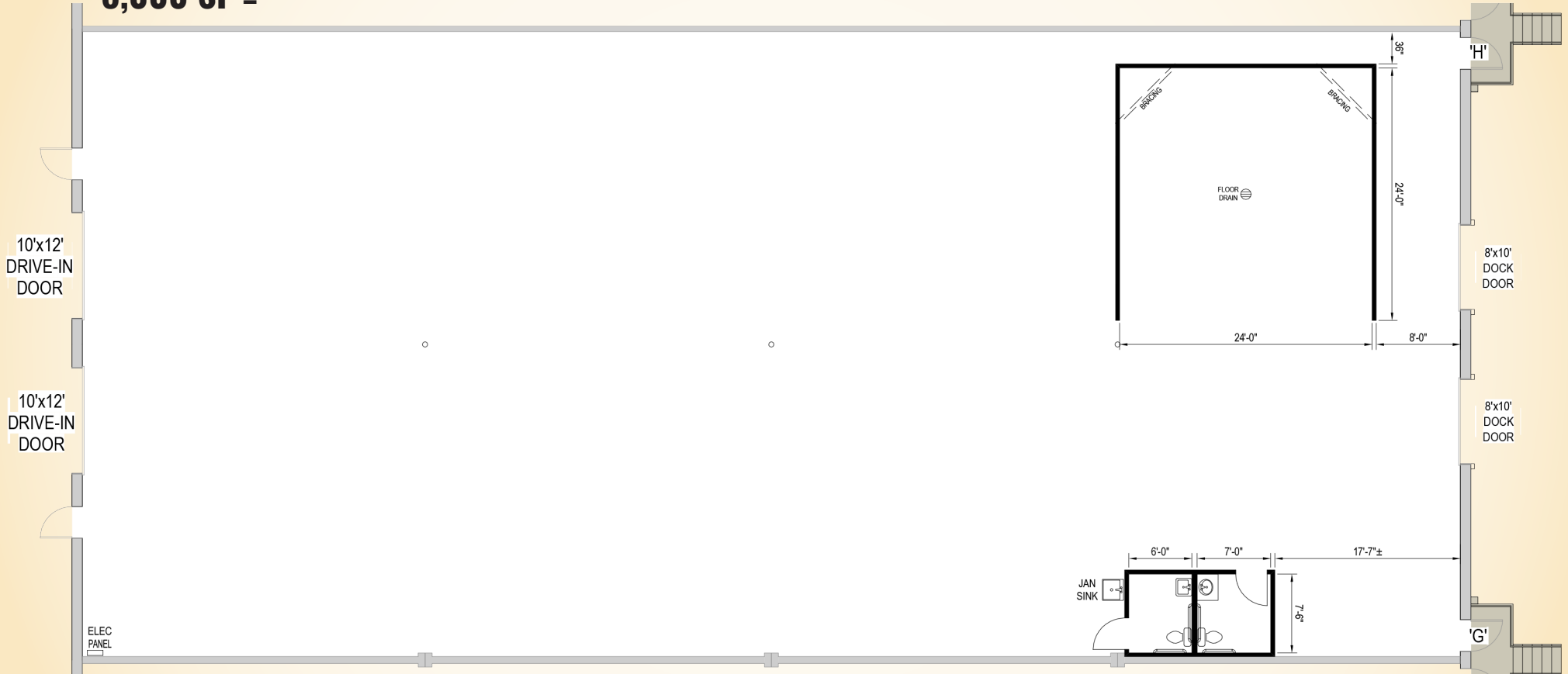


Anne Arundel County, MD

## FLOOR PLAN: SUITES G-H

GLEN BURNIE BUSINESS CENTER | 200 PENROD COURT | GLEN BURNIE, MARYLAND 21061

8,000 SF ±



# SUBLEASE



Anne Arundel County, MD

# TRADE AREA

GLEN BURNIE BUSINESS CENTER | 200 PENROD COURT | GLEN BURNIE, MARYLAND 21061



# SUBLEASE

Anne Arundel County, MD

# LOCATION

GLEN BURNIE BUSINESS CENTER | 200 PENROD COURT | GLEN BURNIE, MARYLAND 21061



## DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	13.2	23 MIN.
WASHINGTON, DC	34.8	54 MIN.
PHILADELPHIA, PA	110.0	1 HR. 48 MIN.
RICHMOND, VA	149.0	2 HRS. 28 MIN.

## TRANSPORTATION POINTS OF INTEREST:

BWI AIRPORT	4.9	11 MIN.
FAIRFIELD MARINE TERMINAL	8.0	13 MIN.
SEAGIRT MARINE TERMINAL	12.0	20 MIN.
DUNDALK MARINE TERMINAL	13.0	19 MIN.



BALTIMORE, MD



BWI AIRPORT



WASHINGTON, DC



PORT OF BALTIMORE



PHILADELPHIA, PA



RICHMOND, VA



**MATTHEW CURRAN, SIOR**  
SENIOR VICE PRESIDENT & PRINCIPAL  
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

**443.573.3203**  
**MCURRAN@MACKENZIECOMMERCIAL.COM**



**ANDREW MEEDER, SIOR**  
SENIOR VICE PRESIDENT & PRINCIPAL  
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

**410.494.4881**  
**AMEEDER@MACKENZIECOMMERCIAL.COM**

**MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 111 S. Calvert Street | Baltimore, Maryland 21202 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)**

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.*