



FOR **SALE**

# INDUSTRIAL/OUTDOOR STORAGE PROPERTY

6051 OLSON ROAD | BALTIMORE, MARYLAND 21225 (ANNE ARUNDEL CO.)



**SIGNIFICANT  
PRICE  
REDUCTION!**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 8.1 Ac  $\pm$  industrial property improved by three (3) industrial buildings totaling 15,050 SF  $\pm$
- 100% occupied by ten tenants with leases expiring from 2025-2028
- Rarely available large parcel of industrial land zoned for outdoor storage
- Easy access to I-695, I-895, I-95, I-97 and I-295
- Close proximity to BWI Airport and the Port of Baltimore
- Rent roll available upon request

GLA:

15,050 SF  $\pm$  (3 BUILDINGS)

LOT SIZE:

8.1114 ACRES  $\pm$

ZONING:

W2 (LIGHT INDUSTRIAL DISTRICT)

SALE PRICE:

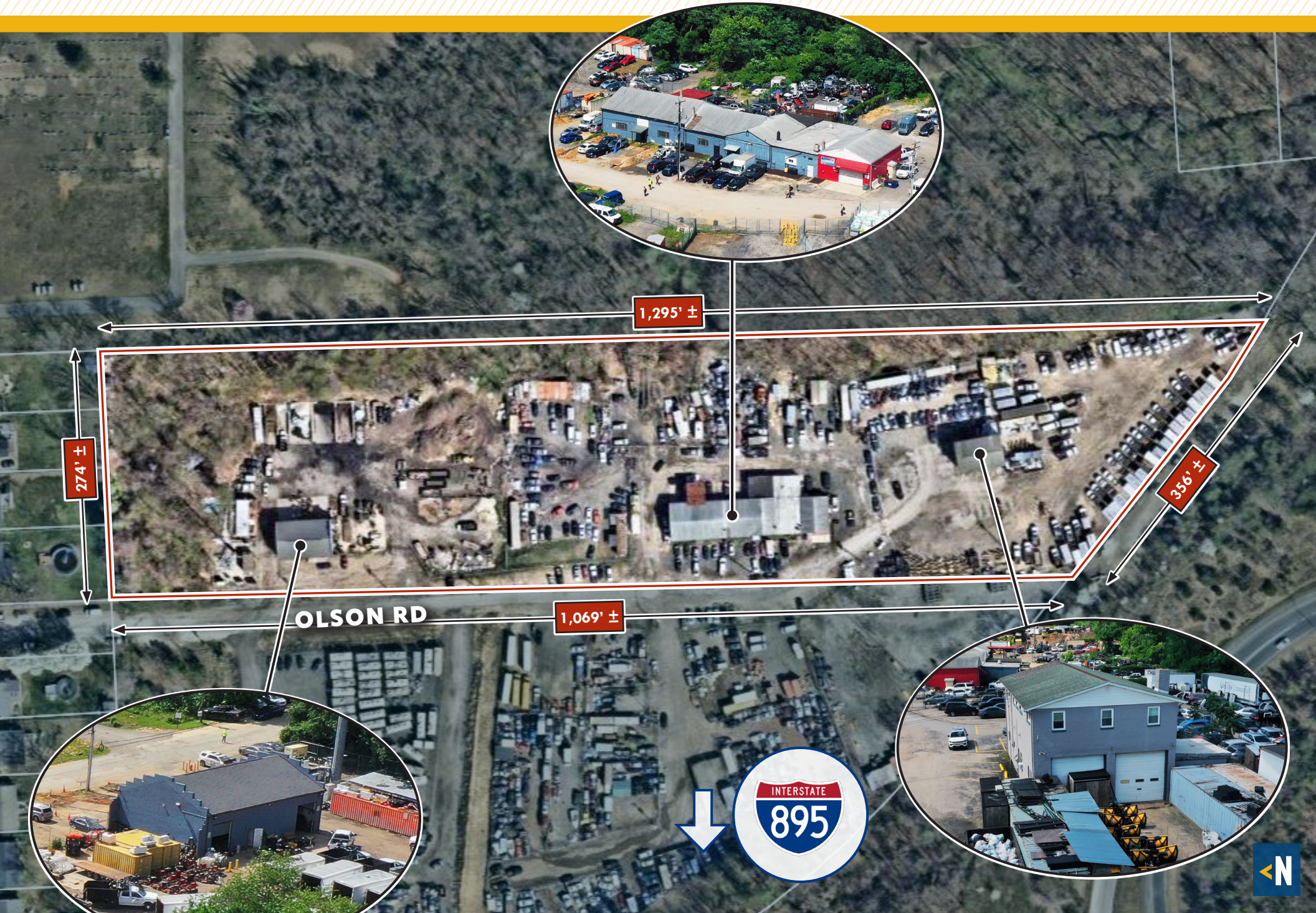
\$4,100,000 (SIGNIFICANTLY REDUCED!)



GOOGLE STREET VIEW



# AERIAL / PARCEL OUTLINE





# LOCAL BIRDSEYE



**BWI** BALTIMORE/WASHINGTON  
INTERNATIONAL  
Raymond W. Marshall  
AIRPORT

**FOOD LION**  
**DUNKIN'** **DOLLAR GENERAL** **CVS**

**BEST BUY**  
**Public Storage**  
**LOWE'S**  
**Giant**  
**Red Roof Inn**

**HARBOR FREIGHT**  
Quality Tools at Remarkably Low Prices  
**Denny's** **DAVID'S BRIDAL**

**LA QUINTA**  
BY WYNDHAM

**TURBO HAUL**

**MACPACK**  
PACKAGING. PERFORMANCE.

**SITE**

INTERSTATE  
**695**

**2**

**RITCHIE HWY**

INTERSTATE  
**97**

INTERSTATE  
**695**

INTERSTATE  
**895**





# TRADE AREA

## DRIVING DISTANCE TO:

 1.1 MILES  
3 MIN. DRIVE

 2.3 MILES  
5 MIN. DRIVE

 2.5 MILES  
5 MIN. DRIVE

 3.9 MILES  
9 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)

 4.6 MILES  
10 MIN. DRIVE

**BALTIMORE, MD** 10.1 MILES  
17 MIN.

**WASHINGTON, DC** 36.2 MILES  
48 MIN.

**PHILADELPHIA, PA** 106.0 MILES  
1 HR. 45 MIN.

**RICHMOND, VA** 146.0 MILES  
2 HRS. 24 MIN.





# FOR MORE INFO **CONTACT:**



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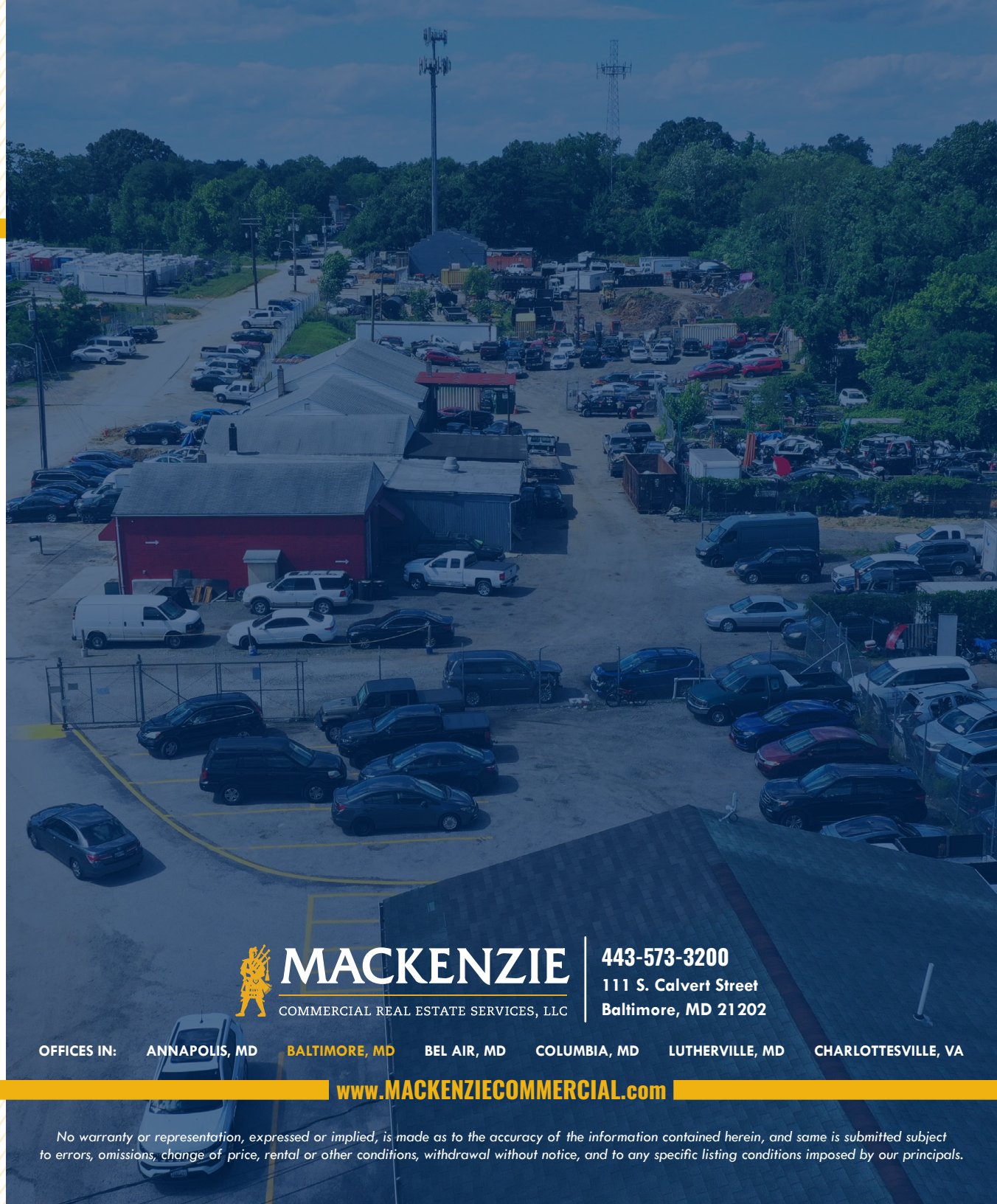
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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