



WAREHOUSE SPACE

6730 SANTA BARBARA COURT | ELKRIDGE, MARYLAND 21075

FOR
SUBLEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 27,300 SF \pm available
 - » 25,489 SF \pm warehouse space
 - » 1,811 SF \pm office space
- Situated within Route 100 Industrial Park
- Ample parking
- Gas heat/public utilities
- Sprinklered
- 1400 Amps of 120/208 volt, 3 phase service
- Easy access Route 100, Route 1, I-295 and I-95
- Bus stop within walking distance
- Close proximity to BWI Airport

AVAILABLE:

27,300 SF \pm

CLEAR HEIGHT:

22' \pm

LOADING DOCKS:

3

DRIVE-INS:

2 (OVERSIZED)

ZONING:

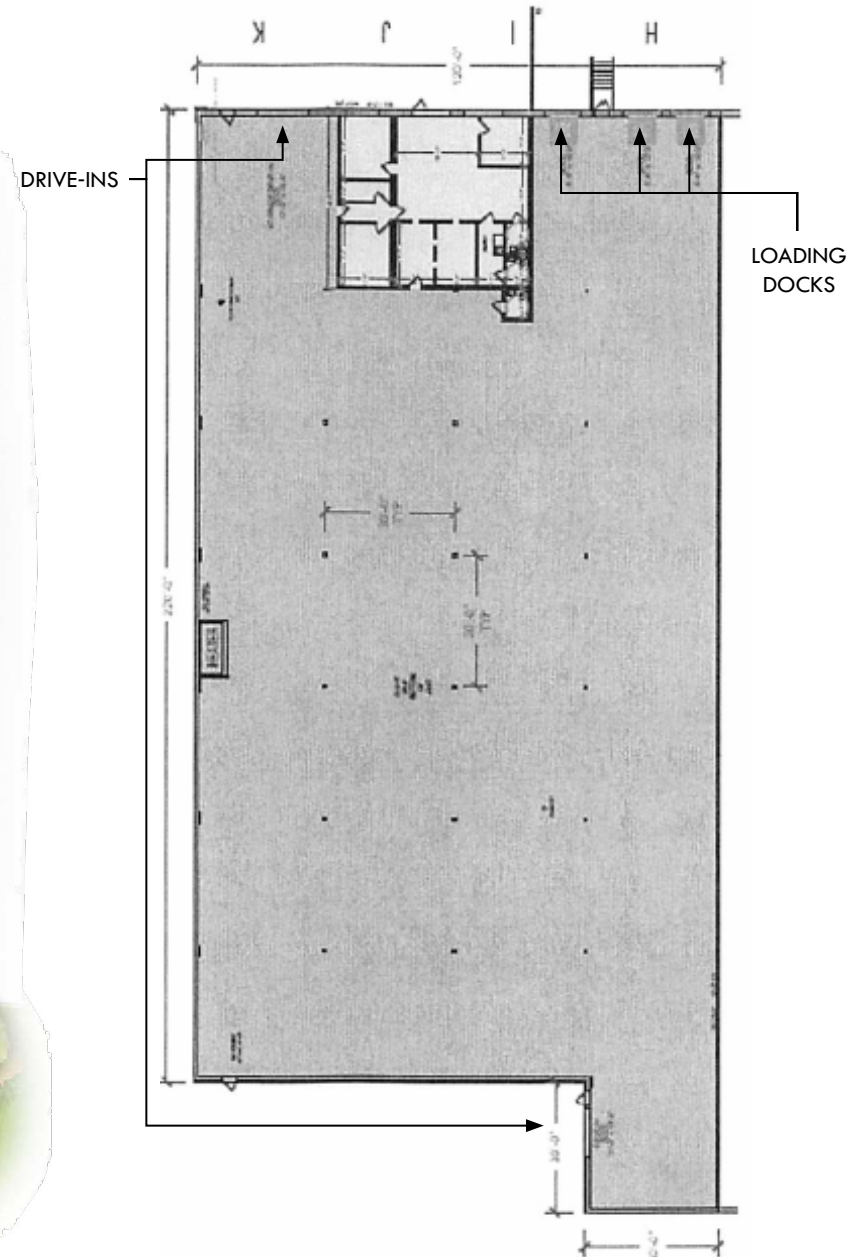
M-2 (MANUFACTURING: HEAVY DISTRICT)

RENTAL RATE:

\$5.00 PSF NNN



SITE/FLOOR PLANS



TRADE AREA

DRIVING DISTANCE TO:

1 0.8 MILES
3 MIN. DRIVE

100 1.1 MILES
4 MIN. DRIVE

95 1.9 MILES
5 MIN. DRIVE

BWI
BALTIMORE-WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
7.3 MILES
10 MIN. DRIVE

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

BALTIMORE, MD 13.5 MILES
20 MIN.

WASHINGTON, DC 29.9 MILES
50 MIN.

PHILADELPHIA, PA 115.0 MILES
1 HR. 50 MIN.

RICHMOND, VA 144.0 MILES
2 HRS. 20 MIN.



FOR MORE INFO **CONTACT:**



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