



12,840 SF $\pm$ INDUSTRIAL BUILDING

6737 DOGWOOD ROAD | WOODLAWN, MARYLAND 21207

FOR
SALE

WITH
CONTRACTORS
YARD



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 12,840 SF $\pm$ industrial flex building on 1.03 Ac $\pm$
 - » Warehouse space on 1st floor
 - » Office space on 2nd floor
- Fenced and secured outdoor storage
- On-site parking
- Heavy power
- Public utilities
- Easy access to I-70, I-695 and Route 40
- Close proximity to Downtown Baltimore, BWI Airport and the Port of Baltimore

BUILDING SIZE:

12,840 SF $\pm$

LOT SIZE:

1.03 ACRES $\pm$ (2 PARCELS)

CLEAR HEIGHT:

11' $\pm$

DOCKS:

2

DRIVE-INS:

1

ZONING:

ML (MANUFACTURING, LIGHT)



AERIAL

- ▲ DRIVE-IN
- ▮ DOCK



LOCAL BIRDSEYE



INDUSTRIAL/BUSINESS PARK
RETAIL CENTER

1.1 MILES
3 MIN. DRIVE

1.1 MILES
3 MIN. DRIVE

2.6 MILES
6 MIN. DRIVE

3.0 MILES
6 MIN. DRIVE



12.8 MILES
14 MIN. DRIVE



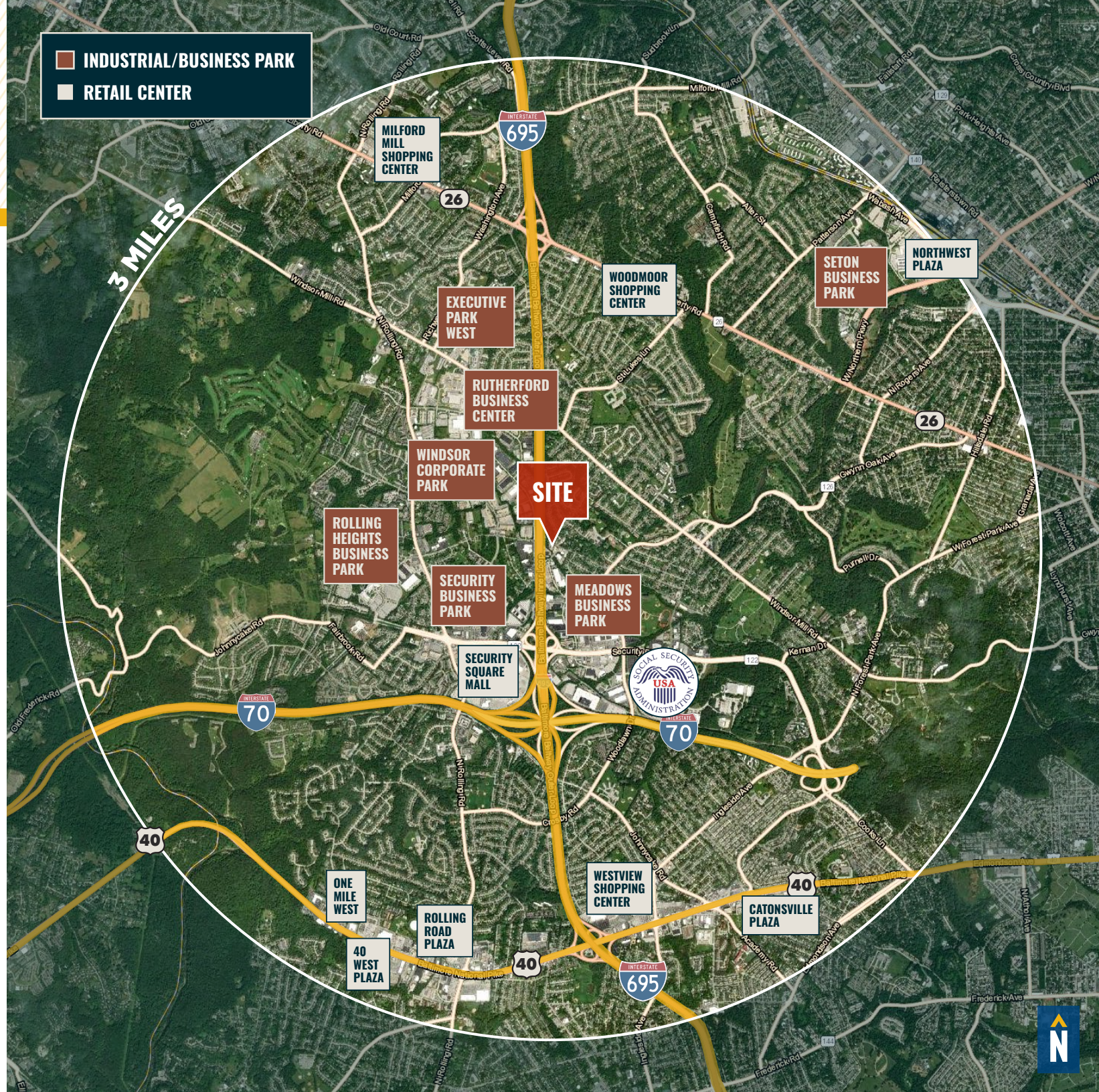
13.7 MILES
16 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 13.3 MILES
18 MIN.

WASHINGTON, DC 41.8 MILES
45 MIN.

PHILADELPHIA, PA 114.0 MILES
1 HR. 50 MIN.

RICHMOND, VA 150.0 MILES
2 HRS. 20 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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