



# INDUSTRIAL/FLEX BUILDING

7150 E. FURNACE BRANCH ROAD | GLEN BURNIE, MARYLAND 21060

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 16,815 SF  $\pm$  industrial building on 0.92 acres  $\pm$
- 100% leased (2,865 SF available 1/1/2026)
- High visibility location on E. Furnace Branch Road (18,403 vehicles per day)
- New roof (2025)
- Eight (8) drive-in doors  $\pm$
- Two brand new HVAC units
- Easy access to Route 2, Route 10, I-695, I-97, I-95, I-295 and I-895
- Close proximity to BWI Airport and the Port of Baltimore

BUILDING SIZE:

16,815 SF  $\pm$

LOT SIZE:

0.92 ACRES  $\pm$

CLEAR HEIGHT:

12'-14'  $\pm$

DRIVE-INS:

8  $\pm$

ZONING:

C4 (HIGHWAY COMMERCIAL DIST.)

SALE PRICE:

NEGOTIABLE



GOOGLE STREET VIEW



# AERIAL

 DRIVE-IN

MOOSE'S CRAZY DEALS: 2,000 SF ±

ALPHA APPLIANCES: 6,000 SF ±

D-PROJECT: 5,950 SF ±

2,865 SF ± AVAILABLE 1/1/2026





# ADDITIONAL PHOTOS





# LOCAL BIRDSEYE





# TRADE AREA

## DRIVING DISTANCE TO:

**2** 0.3 MILES  
1 MIN. DRIVE

**10** 0.4 MILES  
2 MIN. DRIVE

**INTERSTATE 695** 3.0 MILES  
5 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
6.4 MILES  
8 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL  
Thurgood Marshall AIRPORT  
9.0 MILES  
12 MIN. DRIVE

**BALTIMORE, MD** 11.3 MILES  
18 MIN.

**WASHINGTON, DC** 35.8 MILES  
45 MIN.

**PHILADELPHIA, PA** 109.0 MILES  
1 HR. 40 MIN.

**RICHMOND, VA** 150.0 MILES  
2 HRS. 20 MIN.





# FOR MORE INFO **CONTACT:**



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## **ALTON CURRY**

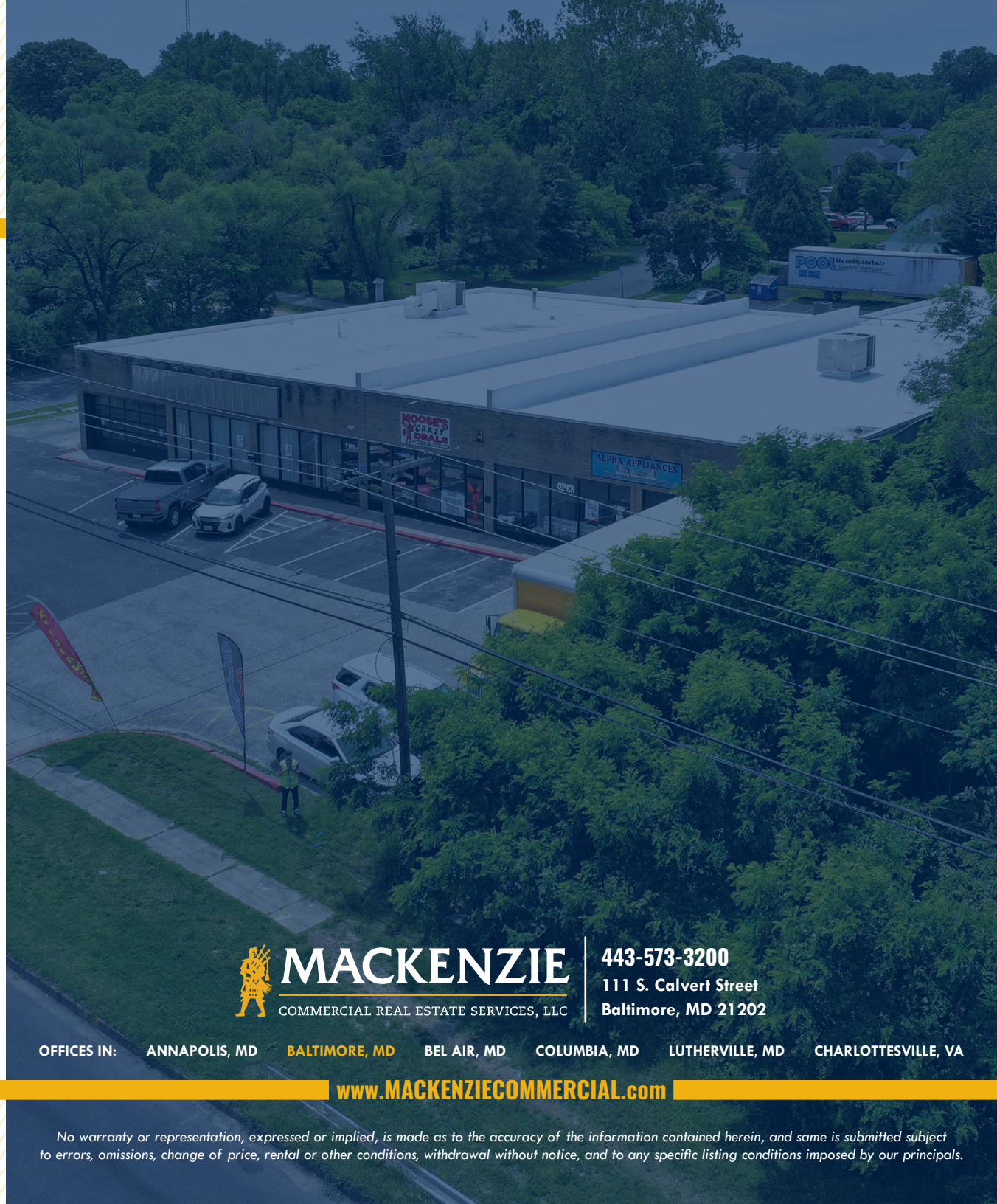
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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