

FOR LEASE

Anne Arundel County, MD

695

INTERSTATE
695

22,050 SF ±
AVAILABLE

INDUSTRIAL BLDG.
717 WEDEMAN AVENUE
LINTHICUM HEIGHTS, MD 21090

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Andrew Meeder, SIOR

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MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

FOR LEASE

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INDUSTRIAL BUILDING/PROPERTY

717 WEDEMAN AVENUE | LINTHICUM HEIGHTS, MARYLAND 21090



AVAILABLE

22,050 sf ±

LOT SIZE

1.7 Acres ± (2 parcels)

ZONING

W2 (Light Industrial District)

LOADING

58 ft. ± platform dock
5 Drive-Ins (12 ft. ± tall)

CLEAR HEIGHT

24 ft. ±

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ Fenced contractor's yard
- ▶ High visibility from I-695
- ▶ New roof in 2018
- ▶ Easy access to I-695, I-95, I-895, I-295
- ▶ Heavy electric (over 1,200 amps)
- ▶ Wash bay system and water recycling system
- ▶ (1) 1,500 lb. crane



STREET VIEW



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AERIAL

717 WEDEMAN AVENUE | LINTHICUM HEIGHTS, MARYLAND 21090



GROUND LEASE
WITH **BGE**
GIVES TENANT
RIGHT TO USE
THIS AREA FOR
PARKING

WEDEMAN AVE

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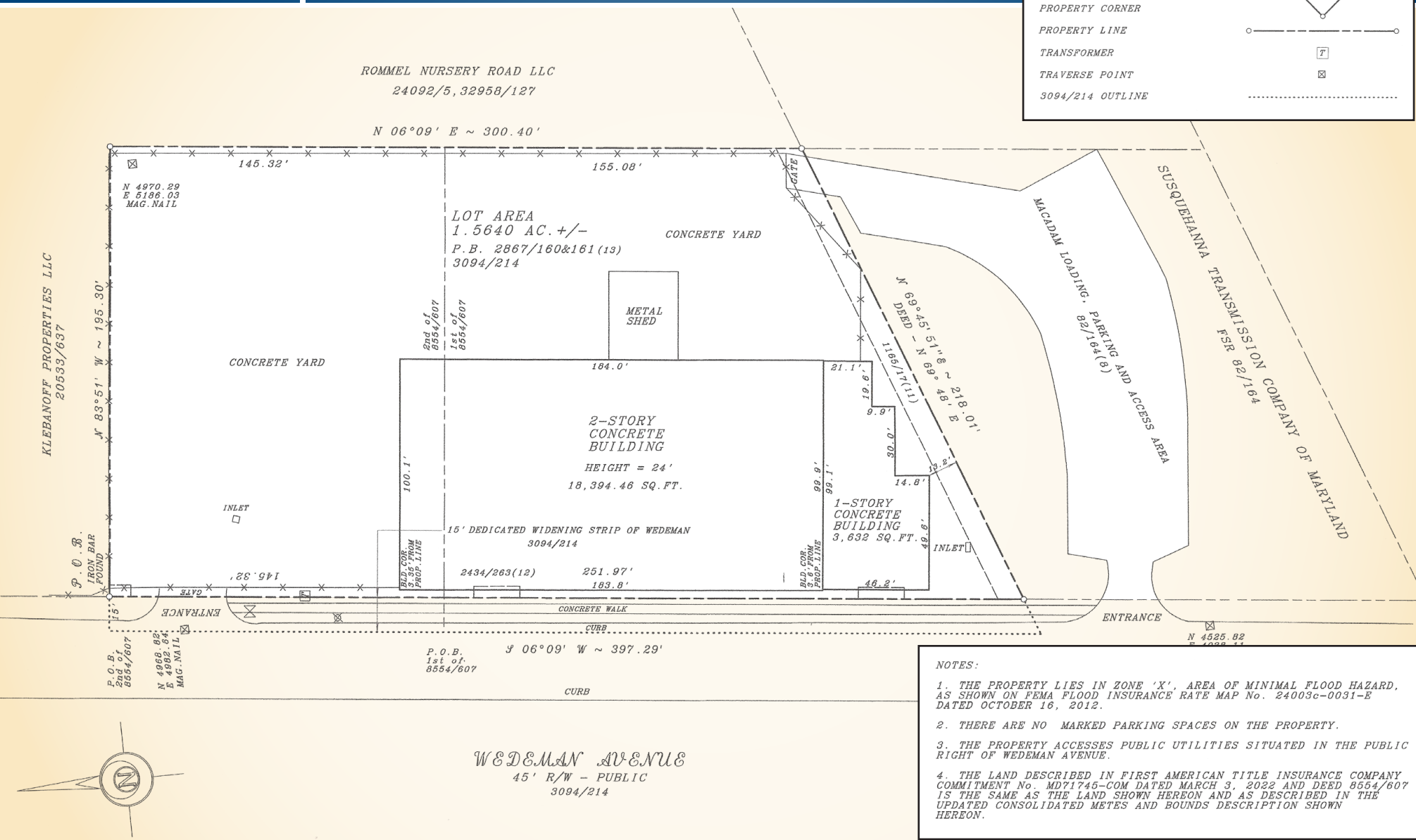
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SURVEY

717 WEDEMAN AVENUE | LINTHICUM HEIGHTS, MARYLAND 21090

LEGEND	
CHAIN LINK FENCE	— x — x — x — x — x —
EASEMENT LINE (12) 2494/203	— · — · — · — · — · — · —
FIBER/OPTIC POST	⊗
FIRE HYDRANT	⊗
PROPERTY CORNER	⊙
PROPERTY LINE	— ○ — ○ — ○ — ○ — ○ —
TRANSFORMER	⊠
TRAVERSE POINT	⊠
3094/214 OUTLINE	·····



NOTES:

1. THE PROPERTY LIES IN ZONE 'X', AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 24003c-0031-E DATED OCTOBER 16, 2012.
2. THERE ARE NO MARKED PARKING SPACES ON THE PROPERTY.
3. THE PROPERTY ACCESSES PUBLIC UTILITIES SITUATED IN THE PUBLIC RIGHT OF WEDEMAN AVENUE.
4. THE LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. MD71745-COM DATED MARCH 3, 2022 AND DEED 8554/607 IS THE SAME AS THE LAND SHOWN HEREON AND AS DESCRIBED IN THE UPDATED CONSOLIDATED METES AND BOUNDS DESCRIPTION SHOWN HEREON.

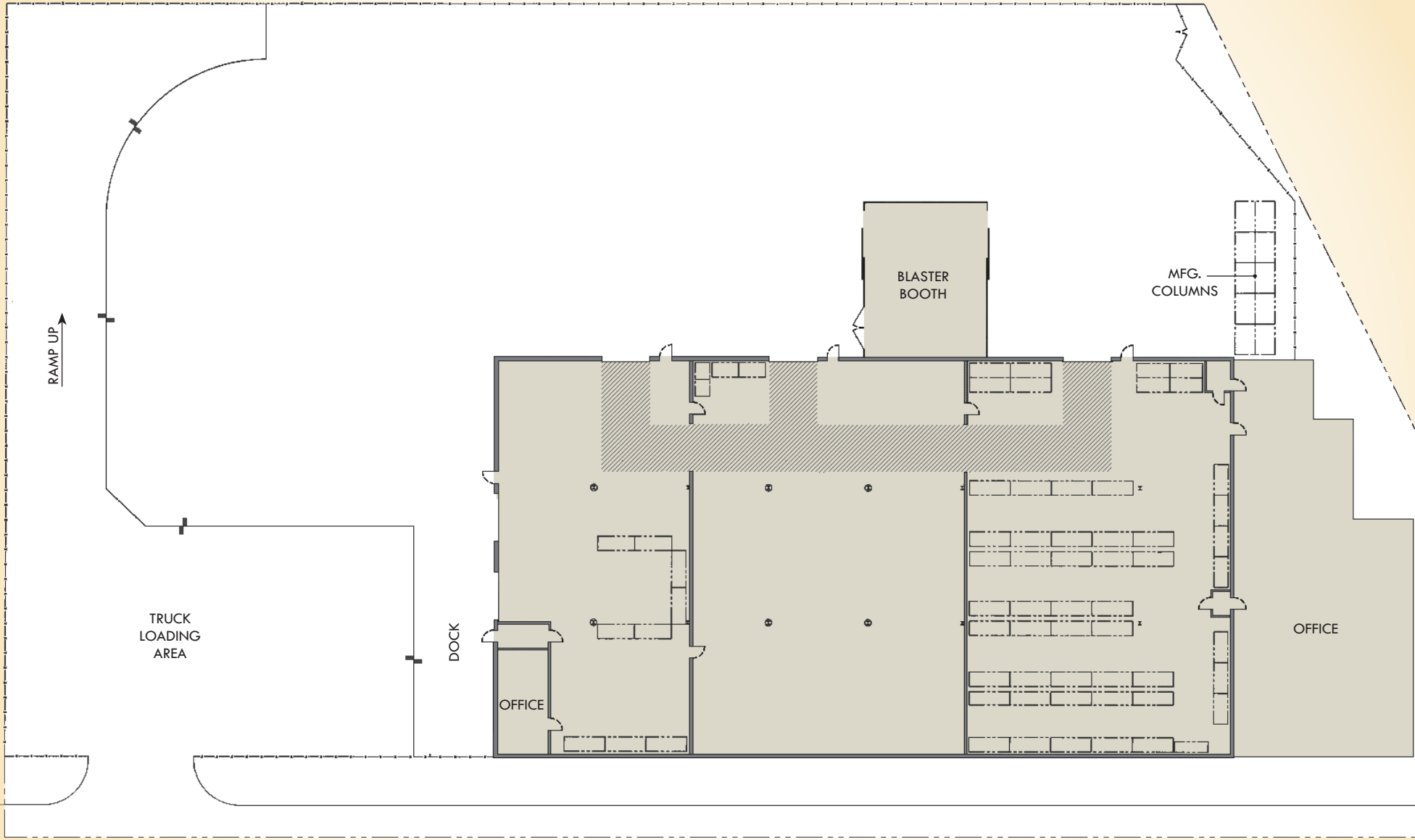
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SITE/FLOOR PLAN

717 WEDEMAN AVENUE | LINTHICUM HEIGHTS, MARYLAND 21090

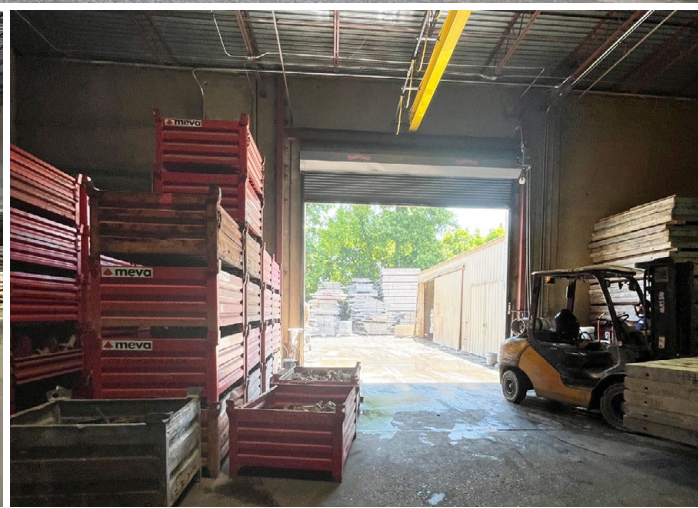


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PHOTOS

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FOR LEASE

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LOCAL BIRDSEYE

717 WEDEMAN AVENUE | LINTHICUM HEIGHTS, MARYLAND 21090

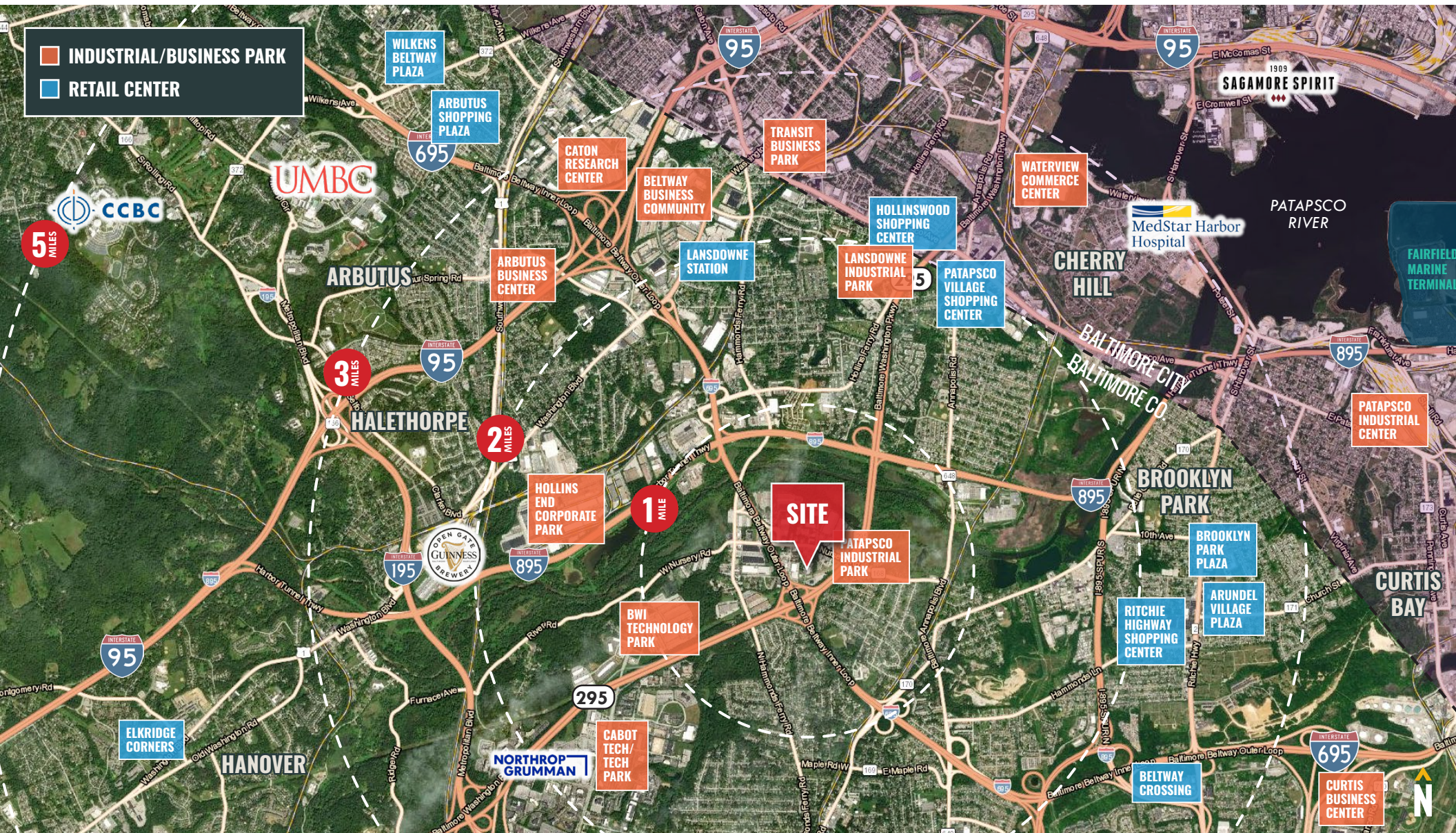


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TRADE AREA

717 WEDEMAN AVENUE | LINTHICUM HEIGHTS, MARYLAND 21090

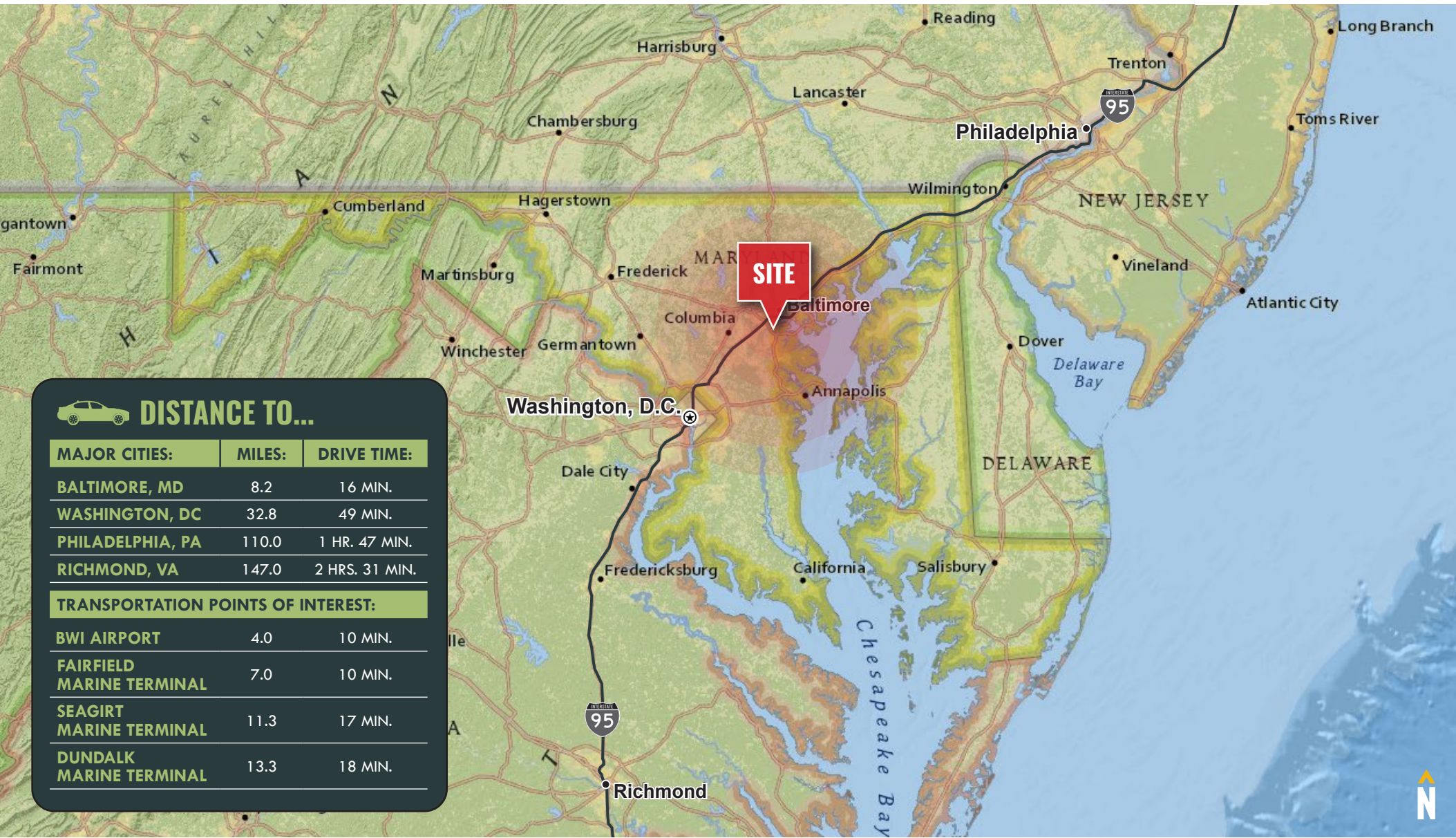


FOR LEASE

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LOCATION

BUILDING NAME IF APPLICABLE | 123 REAL ESTATE ROAD | CITY, MARYLAND 21200



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	8.2	16 MIN.
WASHINGTON, DC	32.8	49 MIN.
PHILADELPHIA, PA	110.0	1 HR. 47 MIN.
RICHMOND, VA	147.0	2 HRS. 31 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
BWI AIRPORT	4.0	10 MIN.
FAIRFIELD MARINE TERMINAL	7.0	10 MIN.
SEAGIRT MARINE TERMINAL	11.3	17 MIN.
DUNDALK MARINE TERMINAL	13.3	18 MIN.



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