

FOR LEASE

Anne Arundel County, MD

17,000 SF ±
AVAILABLE

**INDUSTRIAL/
WAREHOUSE SPACE**
7362 BALTIMORE ANNAPOLIS BLVD
GLEN BURNIE, MARYLAND 21061

 **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

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Daniel Hudak, SIOR

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FOR LEASE

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INDUSTRIAL/WAREHOUSE BUILDING

7362 BALTIMORE ANNAPOLIS BOULEVARD | GLEN BURNIE, MARYLAND 21061

AVAILABLE

17,000 sf ±

ZONING

W2 (Light Industrial District)

LOADING

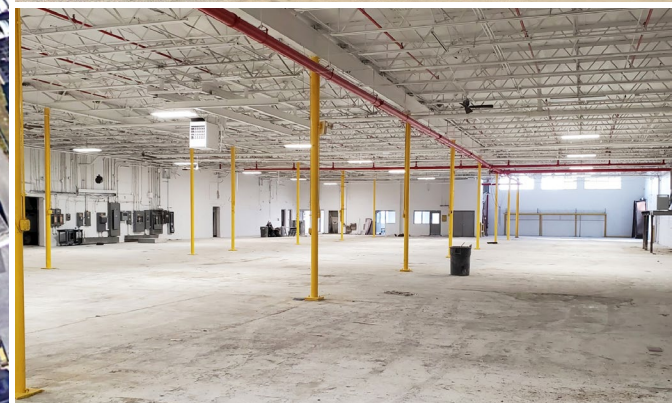
Three (3) docks & one (1) drive-in

RENTAL RATE

\$7.50 psf, NNN

HIGHLIGHTS

- ▶ Heavy power
- ▶ Heavy-duty floors
- ▶ Potential to add drive-ins
- ▶ New roof
- ▶ Public transportation: Light rail and connecting bus services
- ▶ 600+ feet of I-97 frontage (over 100,000 cars per day)



SOLAR RENDERING



STREET VIEW



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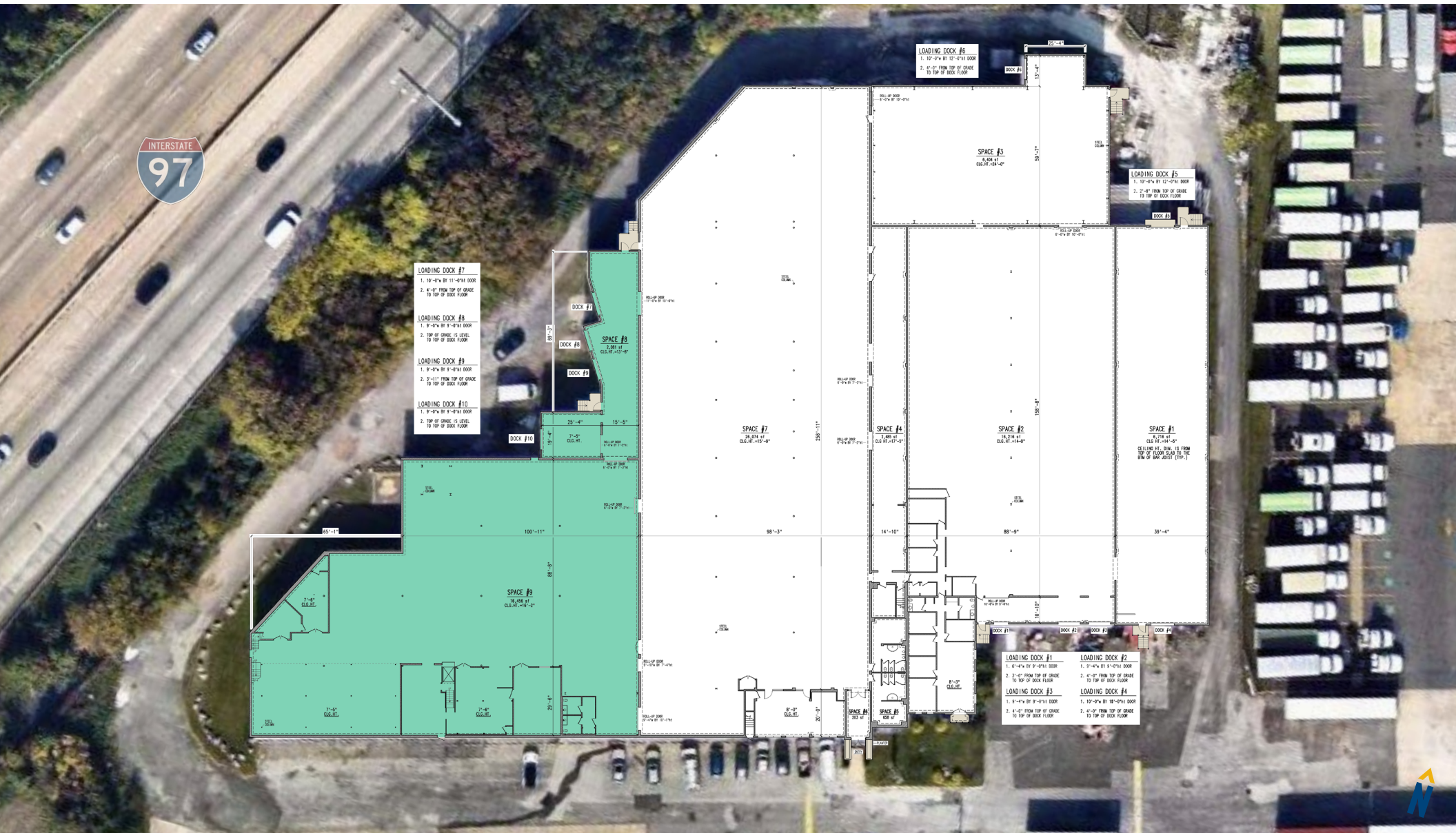
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1ST FLOOR PLAN

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LOCAL BIRDSEYE

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TRADE AREA

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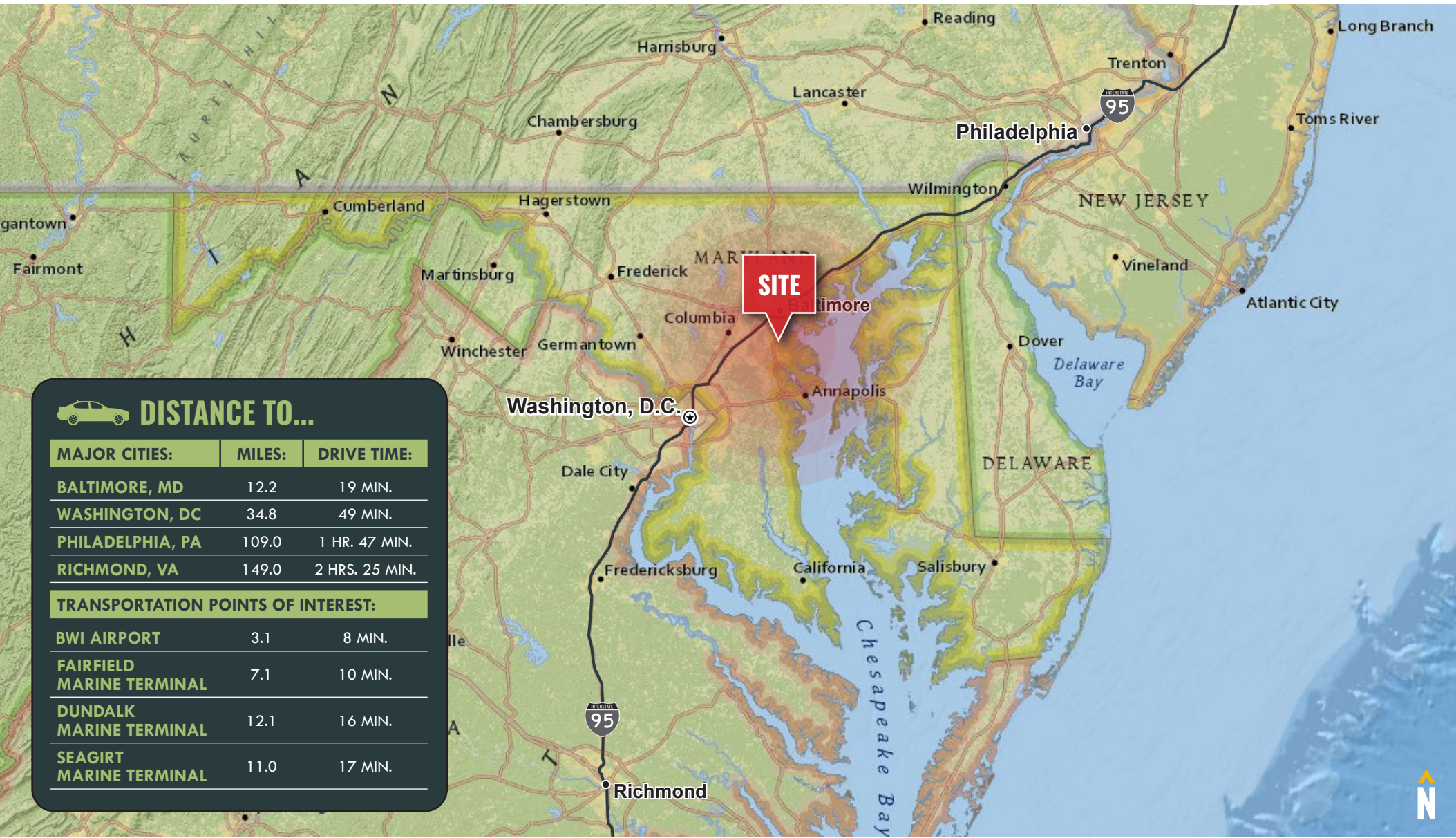
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LOCATION

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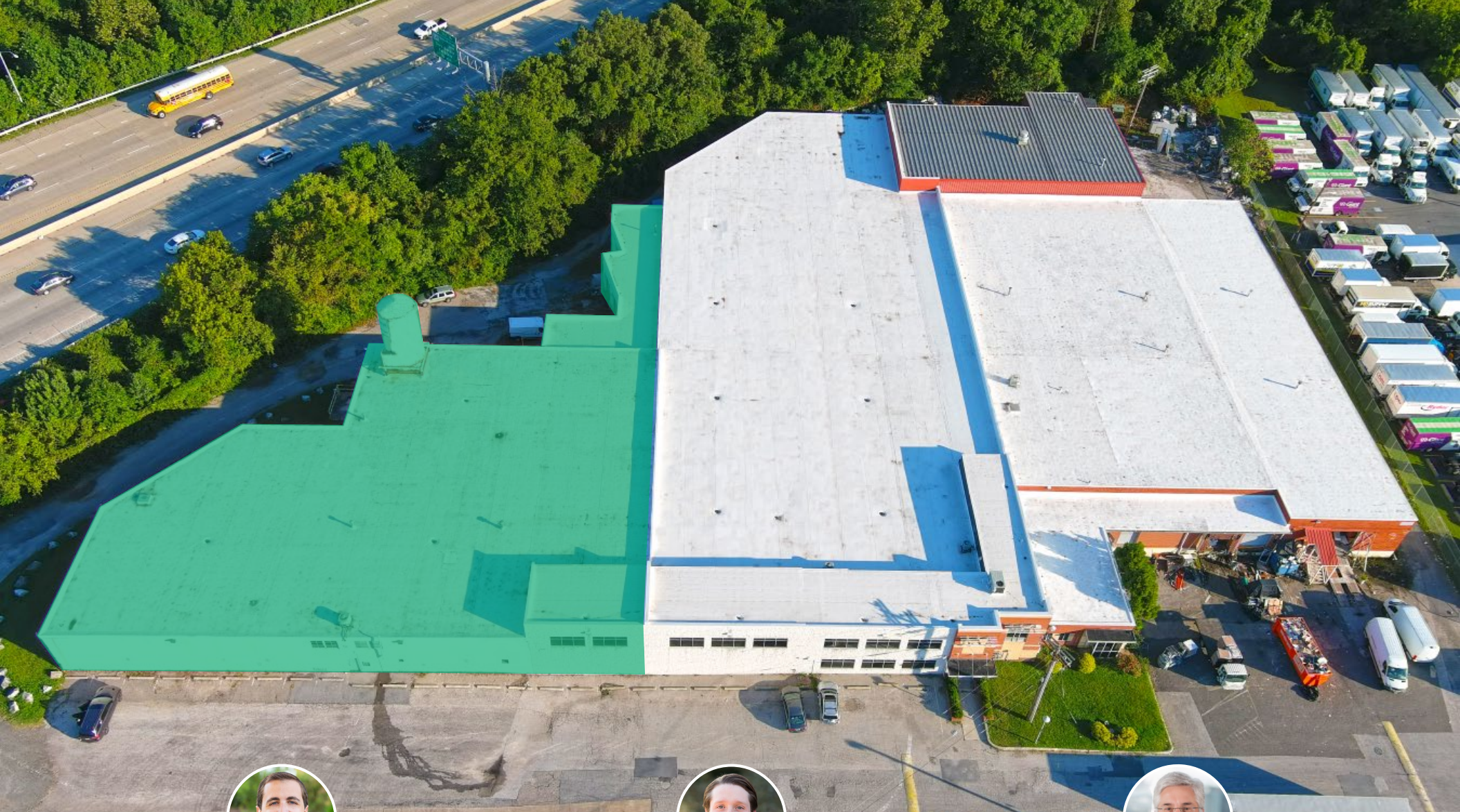


 **DISTANCE TO...**

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	12.2	19 MIN.
WASHINGTON, DC	34.8	49 MIN.
PHILADELPHIA, PA	109.0	1 HR. 47 MIN.
RICHMOND, VA	149.0	2 HRS. 25 MIN.

TRANSPORTATION POINTS OF INTEREST:

BWI AIRPORT	3.1	8 MIN.
FAIRFIELD MARINE TERMINAL	7.1	10 MIN.
DUNDALK MARINE TERMINAL	12.1	16 MIN.
SEAGIRT MARINE TERMINAL	11.0	17 MIN.



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