



# WAREHOUSE PROPERTY

7443 WASHINGTON BOULEVARD | ELKRIDGE, MARYLAND 21075

FOR  
SALE



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 17,000 SF  $\pm$  warehouse property on 2.43 Ac  $\pm$
- Five (5) drive-ins (oversized)
- High visibility location with 220'  $\pm$  of frontage on Washington Blvd/Rt. 1 (28,890 cars per day)
- Easy access to I-95, I-295, I-695, Rt. 100, Rt. 32
- Close proximity to BWI Airport and the Port of Baltimore



BUILDING SIZE:

17,000 SF  $\pm$

LOT SIZE:

2.43 ACRES  $\pm$

CLEAR HEIGHT:

UP TO 23'  $\pm$  (VARIES THROUGHOUT)

DRIVE-INS:

5

TRAFFIC COUNT:

28,890 AADT (WASHINGTON BLVD)

ZONING:

CE-CLI (CORRIDOR EMPLOYMENT DIST.)  
[CONTINUING LIGHT INDUSTRIAL OVERLAY]

SALE PRICE:

\$2,000,000

# AERIAL



DRIVE-IN



WASHINGTON BLVD  
28,890 AADT

12' W x 11' H



12' W x 12' H



12' W x 8' H



12' W x 12' H

12' W x 10' H



BROOKDALE DR



# INTERIOR PHOTOS



# LOCAL BIRDSEYE



J.J. McDONNELL

AEROTECH  
CUSTOM STORM WINDOWS

CUBESMART  
self storage

VCF  
VALUE CITY FURNITURE

CENTRAL TRANSPORT

colton  
Auto Parts Recyclers

SITE

United Rentals

WASHINGTON BLVD

Continental Insurance  
Agency, Inc.

MEXICAN MOTORS

1



- INDUSTRIAL/BUSINESS PARK
- RETAIL CENTER



0.9 MILES  
**2 MIN. DRIVE**



1.9 MILES  
**3 MIN. DRIVE**

**295** 3.1 MILES  
4 MIN. DRIVE



**6.9 MILES**  
**8 MIN. DRIVE**



12.7 MILES  
**13 MIN. DRIVE**  
 (FAIRFIELD  
 MARINE TERMINAL)

**BALTIMORE, MD** 13.7 MILES  
18 MIN.

**WASHINGTON, DC** 29.5 MILES  
**42 MIN.**

**PHILADELPHIA, PA** 115.0 MILES  
**1 HR. 46 MIN.**

**RICHMOND, VA** 144.0 MILES  
**2 HRS. 10 MIN.**



# FOR MORE INFO **CONTACT:**



## **ANDREW MEEDER, SIOR**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**410.494.4881**

**AMEEDER@mackenziecommercial.com**



## **MATTHEW CURRAN, SIOR**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3203**

**MCURRAN@mackenziecommercial.com**



## **ALTON CURRY**

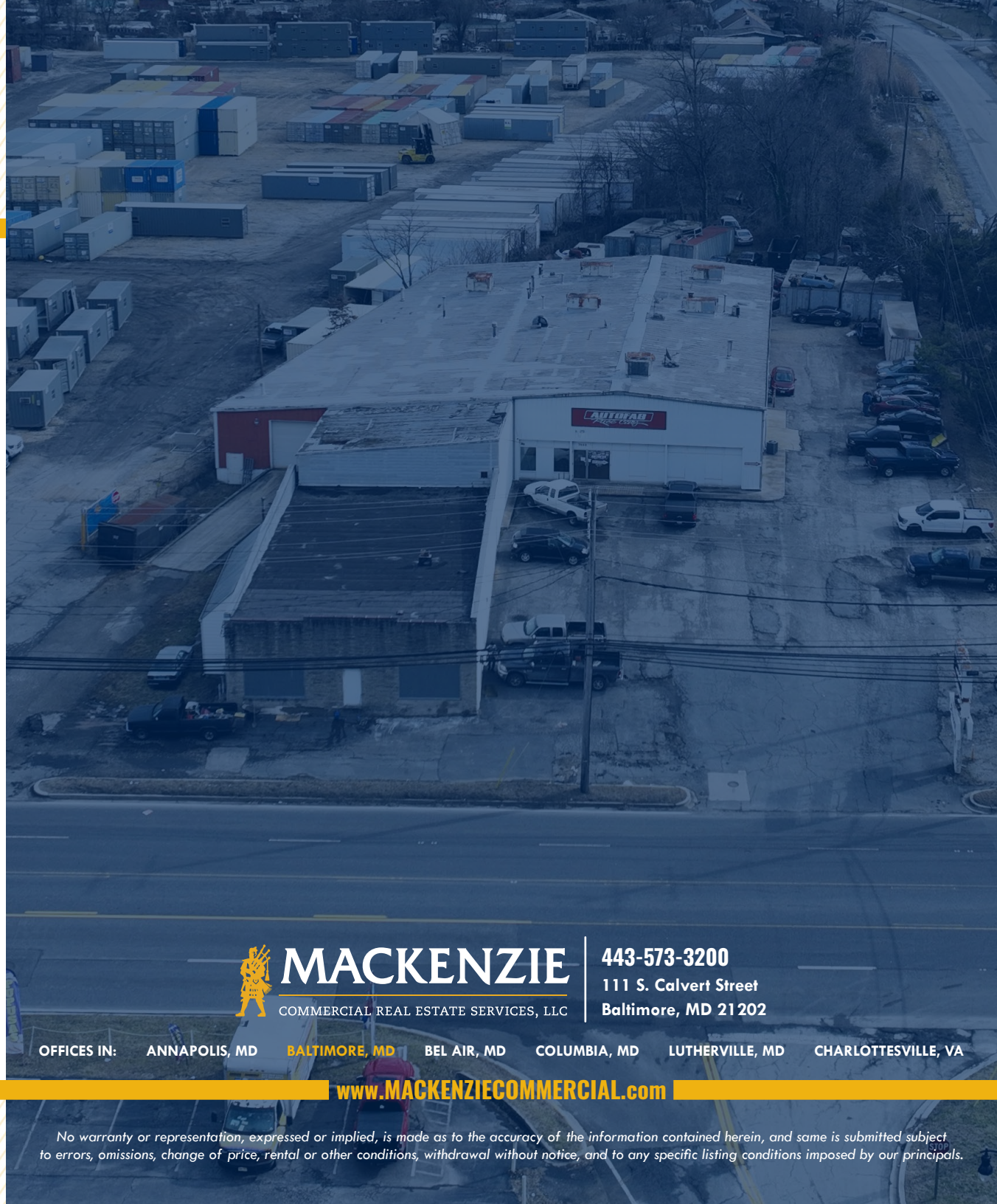
*REAL ESTATE ADVISOR*

**443.841.9780**

**ACURRY@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**443-573-3200**

**111 S. Calvert Street  
Baltimore, MD 21202**

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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