

# OUTSIDE STORAGE PROPERTY

762-766 QUEENSTOWN ROAD | SEVERN, MARYLAND 21144



FOR  
LEASE

## HIGHLIGHTS:

- 2.765 Acre  $\pm$  industrial outside storage property (fenced, lit and rough graded)
- 6,400 SF  $\pm$  service warehouse building
- 1,500 SF  $\pm$  freestanding office building
- Easy access to MD Route 100, I-97, I-295, I-95 and I-695
- Extremely close proximity to BWI Baltimore/ Washington International Thurgood Marshall Airport
- Ideal for contractors storage yard, equipment rental company, transportation company, etc.
- On-site fueling station (10,000 gallons  $\pm$ )

### BUILDING SIZES:

762 QUEENSTOWN RD: 1,500 SF  $\pm$

766 QUEENSTOWN RD: 6,400 SF  $\pm$

### LOT SIZE:

2.765 ACRES  $\pm$

### ZONING:

W2 (LIGHT INDUSTRIAL DISTRICT)

### POWER:

3 PHASE (SERVICE WAREHOUSE BLDG.)

### RENTAL RATE:

NEGOTIABLE



GOOGLE STREET VIEW

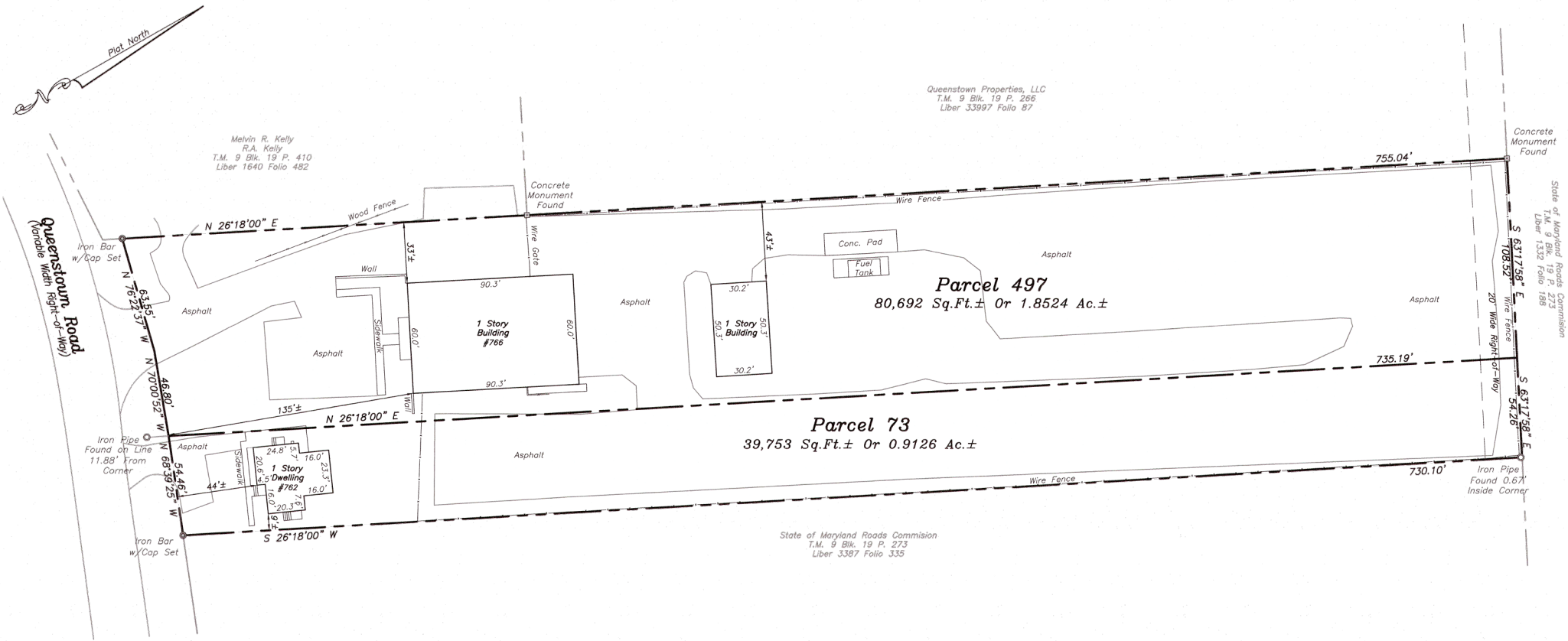


# AERIAL/PARCEL OUTLINE





# SURVEY



Survey Of  
**762 & 766 Queenstown Road**  
 P/O Lot No. 5  
 "Division of the Estate of Jeremiah Gaither"  
 Liber 19548 Folio 562  
 Tax Map 9 Block 19 Parcels 73 & 497  
 Scale: 1"=40' November 16, 2020  
 Anne Arundel County, Maryland

**BOYD & DOWGIALLO, P.A.**  
 ENGINEERS\*SURVEYORS\*PLANNERS  
 412 Headquarters Drive, Suite 5  
 Millersville, Maryland 21108  
 (410) 729-1234

**CERTIFICATION:**  
 This survey drawing and the work reflected in it were prepared by the surveyor of the State of Maryland in responsible charge over its preparation and its compliance with requirements set forth in COMAR Regulation 09.18.06.12.  
 Boyd & Dowgiallo, P.A. Reg. No. 771

By: Barry D. Fife  
 MD Professional Land Surveyor  
 Expires: January 18, 2025  
 Date: 1/16/2020

This drawing and all of the information contained hereon are invalid unless it is endorsed by the original signature and seal of the surveyor.



# TRADE AREA

INDUSTRIAL/  
BUSINESS CENTER

RETAIL CENTER



3 MILES

ROUTE 100  
BUSINESS CENTER

PARKWAY  
INDUSTRIAL CENTER

HILLSIDE  
BUSINESS PARK

BALTIMORE COMMONS  
BUSINESS PARK

ARUNDEL MILLS

**BWI**  
 BALTIMORE/WASHINGTON  
 INTERNATIONAL  
*Thurgood Marshall*  
 AIRPORT

**SITE**  
 INTERNATIONAL  
 TRADE CENTER

AVIATION  
BUSINESS PARK

CROMWELL  
BUSINESS PARK

GLEN BURNIE  
INDUSTRIAL PARK

CENTRE AT  
GLEN BURNIE

QUARTERFIELD  
CROSSING

HARUNDALE  
PLAZA

EAST PARK  
PLAZA

CLOVERLEAF  
BUSINESS PARK

UNIVERSITY OF MARYLAND  
BALTIMORE WASHINGTON  
MEDICAL CENTER

MARLEY  
STATION MALL

<b>TIME:</b>	6 MIN.	7 MIN.	8 MIN.	13 MIN.
<b>DISTANCE:</b>	2.4 MILES	5.3 MILES	5.5 MILES	8.0 MILES





# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



2,334

63,608

206,480

## DAYTIME POPULATION



4,515

79,618

215,132

## AVERAGE HOUSEHOLD INCOME



\$165,470

\$133,541

\$128,048

## NUMBER OF HOUSEHOLDS



864

23,587

78,337

## MEDIAN AGE

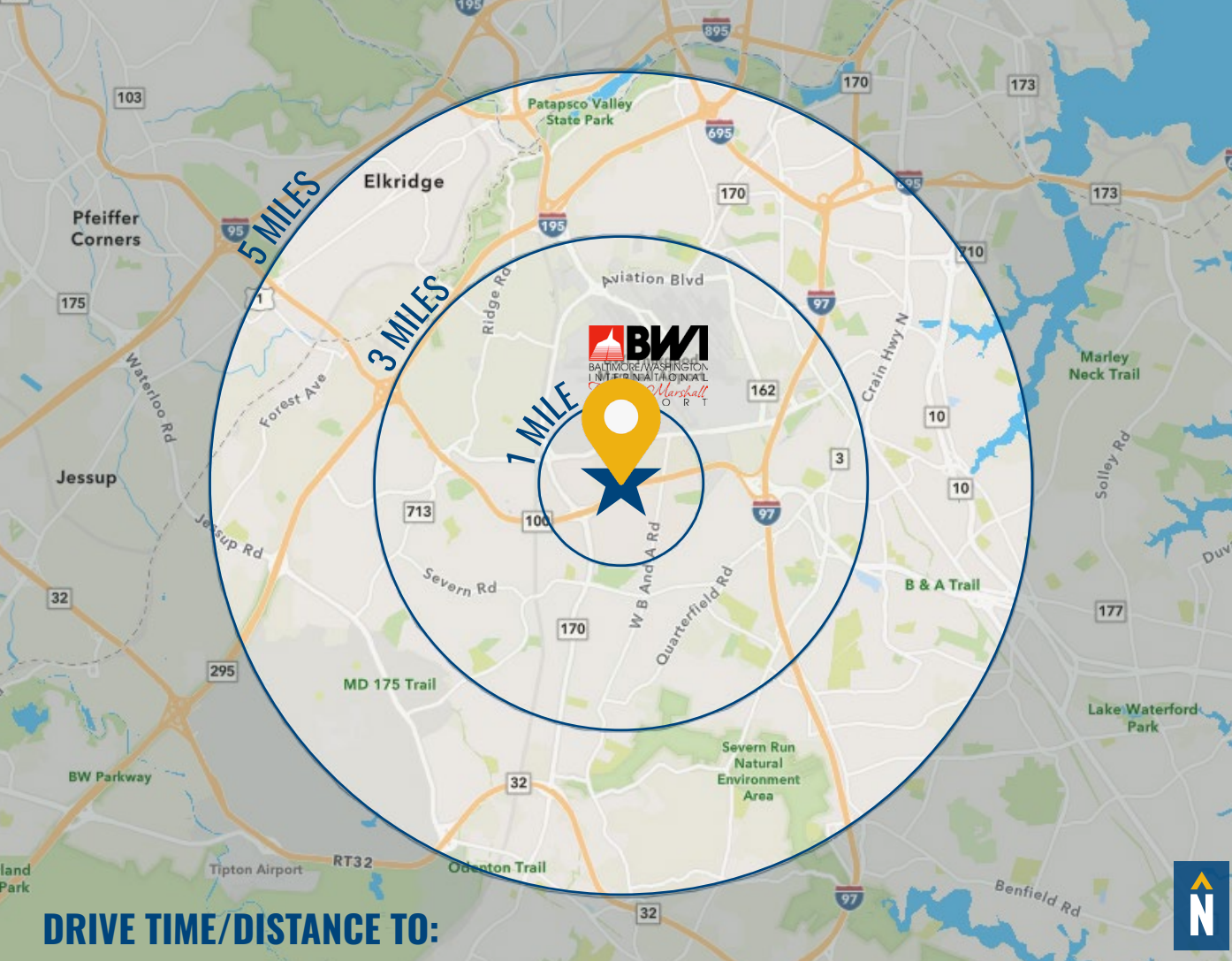


51.0

38.3

37.3

[FULL DEMOS REPORT](#)



## DRIVE TIME/DISTANCE TO:



BALTIMORE, MD:

24 MINUTES

15.5 MILES



WASHINGTON, DC:

49 MINUTES

32.6 MILES



PHILADELPHIA, PA:

1 HR. 51 MINUTES

112 MILES



BWI AIRPORT:

6 MINUTES

4.0 MI.



FAIRFIELD MARINE TERMINAL:

14 MINUTES

10.3 MI.



SEAGIRT MARINE TERMINAL:

20 MINUTES

14.2 MI.



DUNDALK MARINE TERMINAL:

19 MINUTES

15.3 MI.



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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