



FOR **SALE/LEASE**

INDUSTRIAL BLDG. WITH OUTDOOR STORAGE

781 ELKRIDGE LANDING ROAD | LINTHICUM HEIGHTS, MARYLAND 21090



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 9,413 SF ± industrial building
- Half an acre of outdoor storage area available
- Oversized at grade drive in door
- High visibility location
(13,782 cars per day on Elkridge Landing Road)
- Ample on-site parking
- Adjacent to BWI Airport
- Superior access to I-295, I-95, I-895, I-695, I-97
- Wash bay available on site

BUILDING SIZE: 9,413 SF ±

OUTDOOR STORAGE: UP TO .5 ACRES ±

CLEAR HEIGHT: 15' ±

DRIVE INS: 2 (9' W x 8' H AND 12' W x 14' H)

COLUMN SPACING: 38'-4" W x 23'-6" D ±

ZONING: W1 (INDUSTRIAL PARK DISTRICT)

SALE PRICE: \$2,500,000

RENTAL RATE: \$10,000/MO., NNN

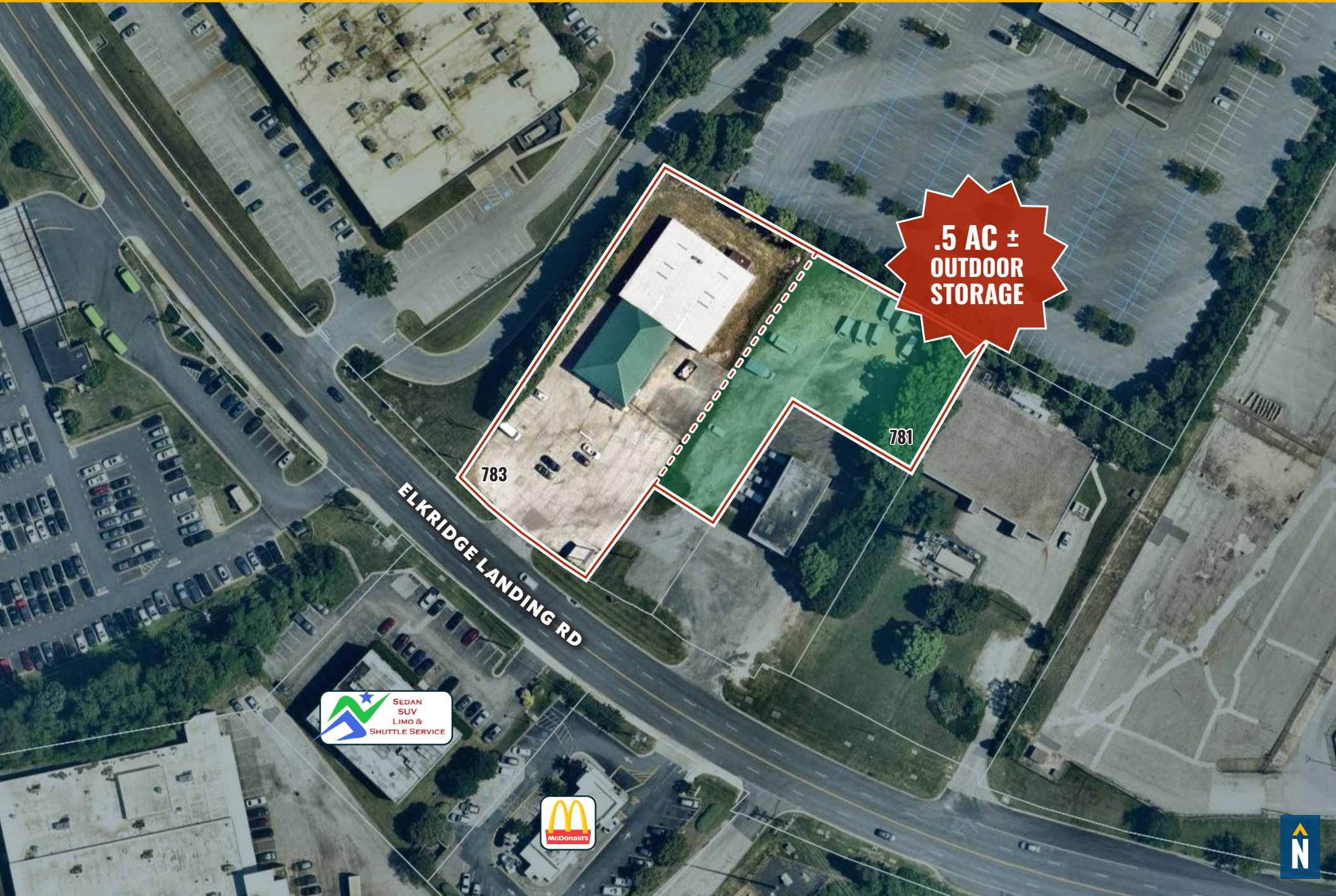


SITE PLAN

BUILDING: 9,413 SF ±
OUTDOOR STORAGE: UP TO 1/2 ACRE ±



AERIAL / PARCEL OUTLINE



LOCAL BIRDSEYE



INTERSTATE
195

SITE

SEDAN
SUV
LIMO &
SHUTTLE SERVICE

McDonald's

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
Thurgood Marshall
AIRPORT



TRADE AREA

DRIVING DISTANCE TO:

295 1.7 MILES
4 MIN. DRIVE

695 2.8 MILES
5 MIN. DRIVE

95 4.5 MILES
5 MIN. DRIVE

BWI
BALTIMORE-WASHINGTON
INTERNATIONAL
Thurgood Marshall
AIRPORT
0.5 MILES
2 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
7.3 MILES
10 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD 12.2 MILES
16 MIN.

WASHINGTON, DC 32.0 MILES
55 MIN.

PHILADELPHIA, PA 111.0 MILES
1 HR. 45 MIN.



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