WAREHOUSE BLDG. FOR **SALE**

TOIO STANSBURY ROAD

DUNDALK, MD 21222





HIGHLIGHTS

- » 8,300 SF ± warehouse building situated on 1.3 Acres ± (office space on 2 levels)
- » Entire property is fenced and has a flat topography
- » Building comes with 2 air compressors
- » ML IM zoning allows for a wide variety of industrial uses
- » Easy access to I-695 and I-95
- » Close proximity to the Port of Baltimore
- » No existing sprinkler system

BUILDING SIZE:

8,300 SF ±

LOT SIZE:

1.3 AC ± (2 PARCELS)

STORIES:

2

CLEAR HEIGHT:

20-22' ±

LOADING:

7 DRIVE-IN DOORS

ZONING:

ML IM (Manufacturing, Light) [Industrial, Major District]

SALE PRICE:

NEGOTIABLE

















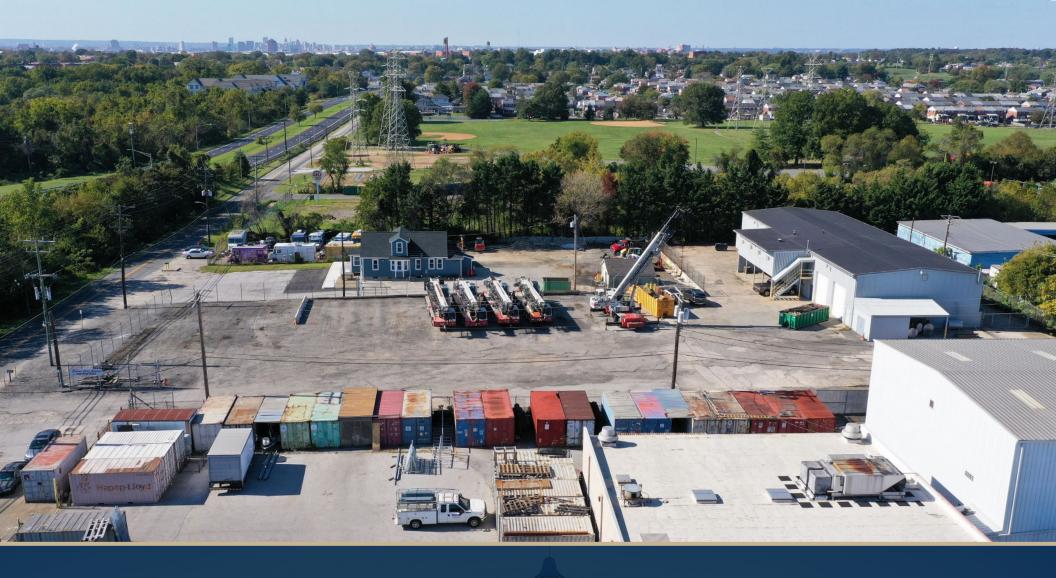
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MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	10.8	23 MIN.
WASHINGTON, DC	45.7	1 HR. 8 MIN.
PHILADELPHIA, PA	101.0	1 HR. 45 MIN.
RICHMOND, VA	160.0	3 HRS. 10 MIN.

TRANSPORTATION POINTS OF INTEREST:

DUNDALK MARINE TERMINAL	2.3	6 MIN.
SEAGIRT MARINE TERMINAL	3.2	9 MIN.
BWI AIRPORT	16.9	16 MIN.
FAIRFIELD MARINE TERMINAL	8.9	18 MIN.





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