INDUSTRIAL/FLEX BUILDING

8031 NORRIS LANE | DUNDALK, MARYLAND 21222

FOR **LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

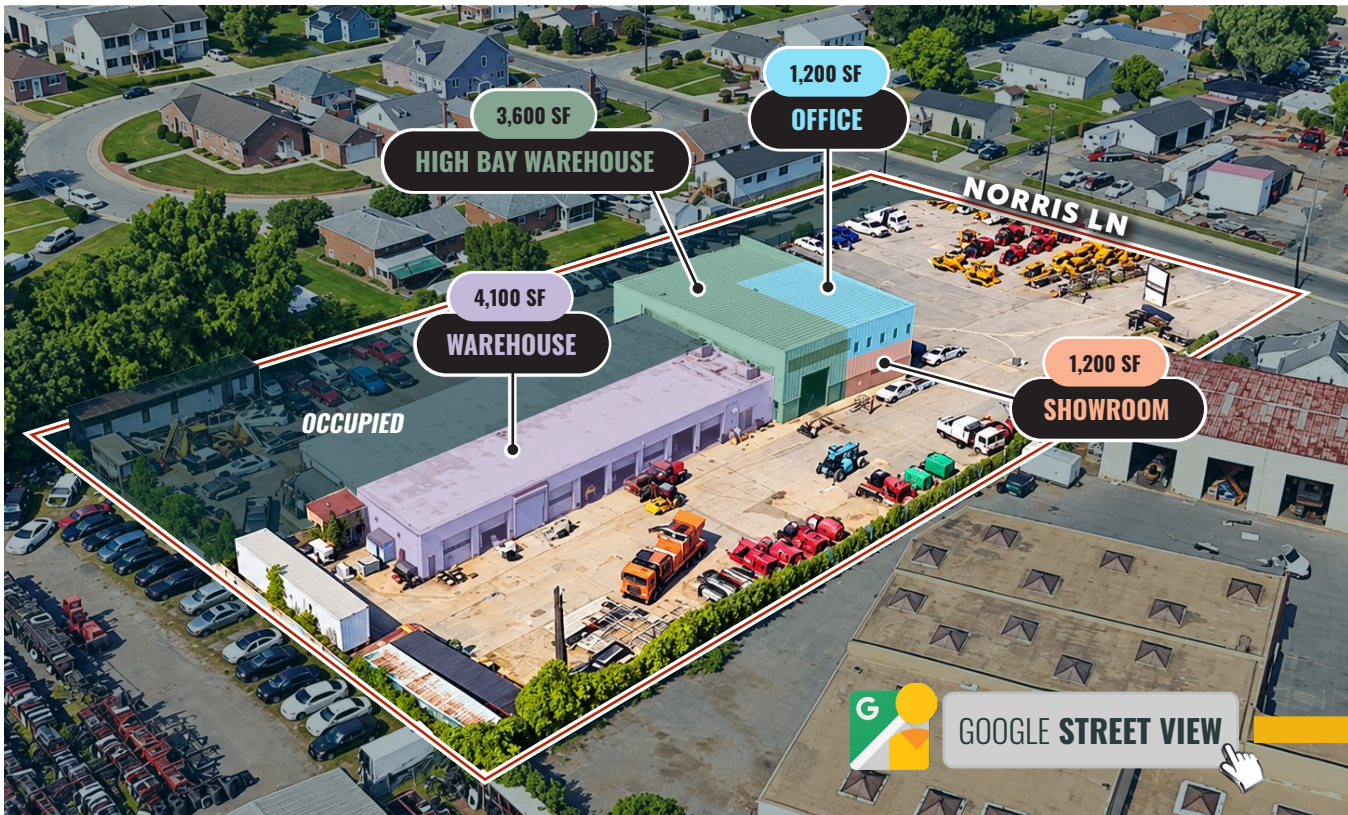
PROPERTY OVERVIEW

HIGHLIGHTS:

- 10,100 SF ± flex/warehouse space available
  - » 4,100 SF ± warehouse with nine (9) service bays/drive-ins (manual, 10' w x 10' h), and two (2) 10,000 lb. car lifts, as well as a shop locker room/break room
  - » 3,600 SF ± high bay warehouse with two (2) oversized drive-ins (powered, 12' w x 15' h), small office, and mezzanine for storage
  - » 1,200 SF ± 1st floor showroom with two (2) offices and restroom
  - » 1,200 SF ± 2nd floor with two (2) private offices, conference room, bullpen and full bath
- Fully fenced perimeter with generous room for parking, storage, and/or laydown yard
- Rapid access to I-695, I-95, the Port of Baltimore

AVAILABLE:	10,100 SF ±
LOT SIZE:	1.84 ACRES ±
DRIVE-INS:	11 (2 OVERSIZED)
ZONING:	BR (BUSINESS ROADSIDE)
RENTAL RATE:	**$12.00 PSF, NNN** **(REAL ESTATE TAX: $0.96 PSF)** **(INSURANCE: $0.74 PSF)**





AERIAL


Husqvarna
GEHL
WORKS LIKE YOU
Kubota
AUTHORIZED DEALER




SERVICE IS WHAT
WE DO BEST
GEHL

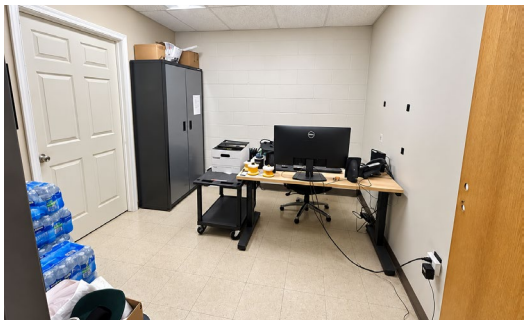

DRIVE-IN
NORRIS LN
FENCE LINE
.85 AC ±
OVERSIZED
OVERSIZED
OCCUPIED
N

ADDITIONAL **PHOTOS**

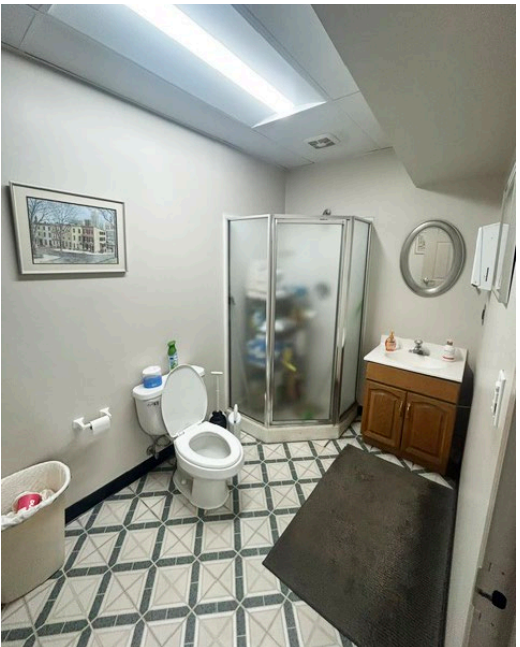


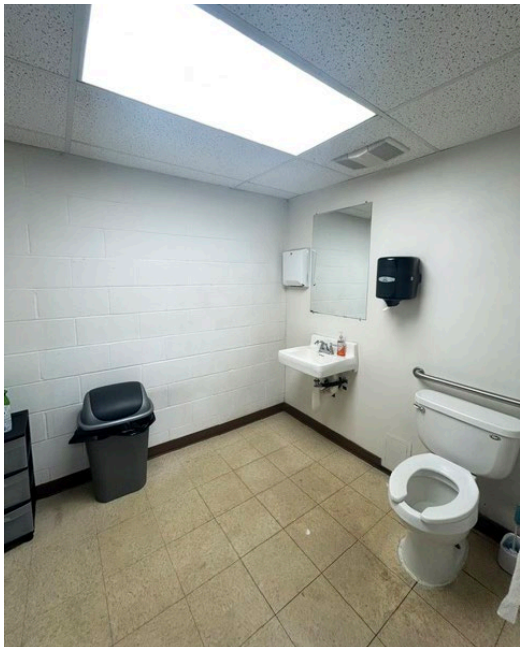














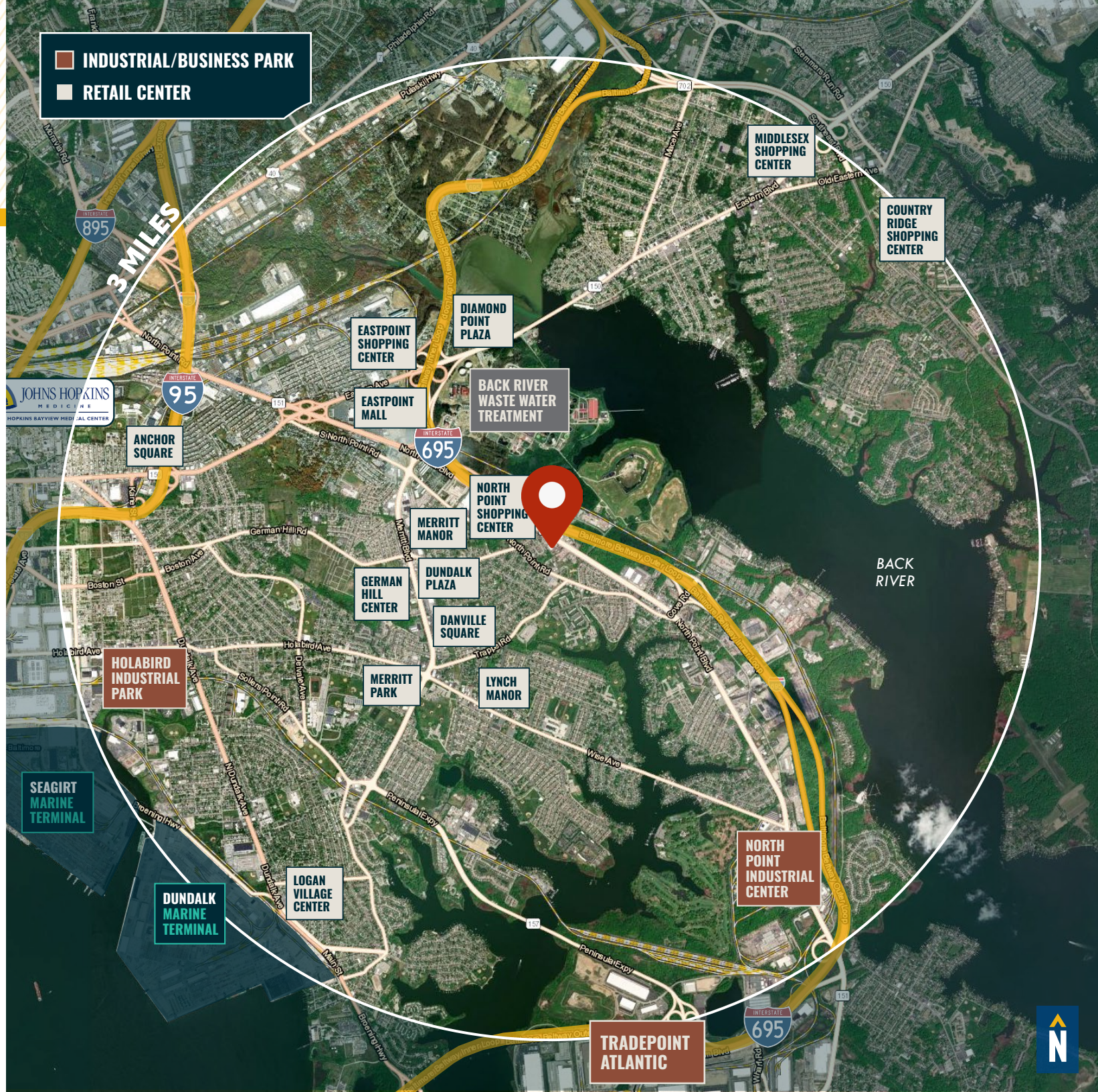
REGIONAL ACCESS

DRIVING DISTANCE TO:

- INTERSTATE 695 — 1.3 MILES — **3 MIN. DRIVE**
- INTERSTATE 95 — 3.6 MILES — **6 MIN. DRIVE**
- 40 — 3.8 MILES — **6 MIN. DRIVE**

- PORT OF BALTIMORE (Helen Delich Bentley, 1706) — 4.2 MILES — **12 MIN. DRIVE** (DUNDALK MARINE TERMINAL)
- BWI Baltimore/Washington International Thurgood Marshall Airport — 17.4 MILES — **20 MIN. DRIVE**

BALTIMORE, MD	7.9 MILES	**16 MIN.**
WASHINGTON, DC	46.4 MILES	**55 MIN.**
PHILADELPHIA, PA	99.1 MILES	**1 HR. 30 MIN.**
RICHMOND, VA	162.0 MILES	**2 HRS. 30 MIN.**



FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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