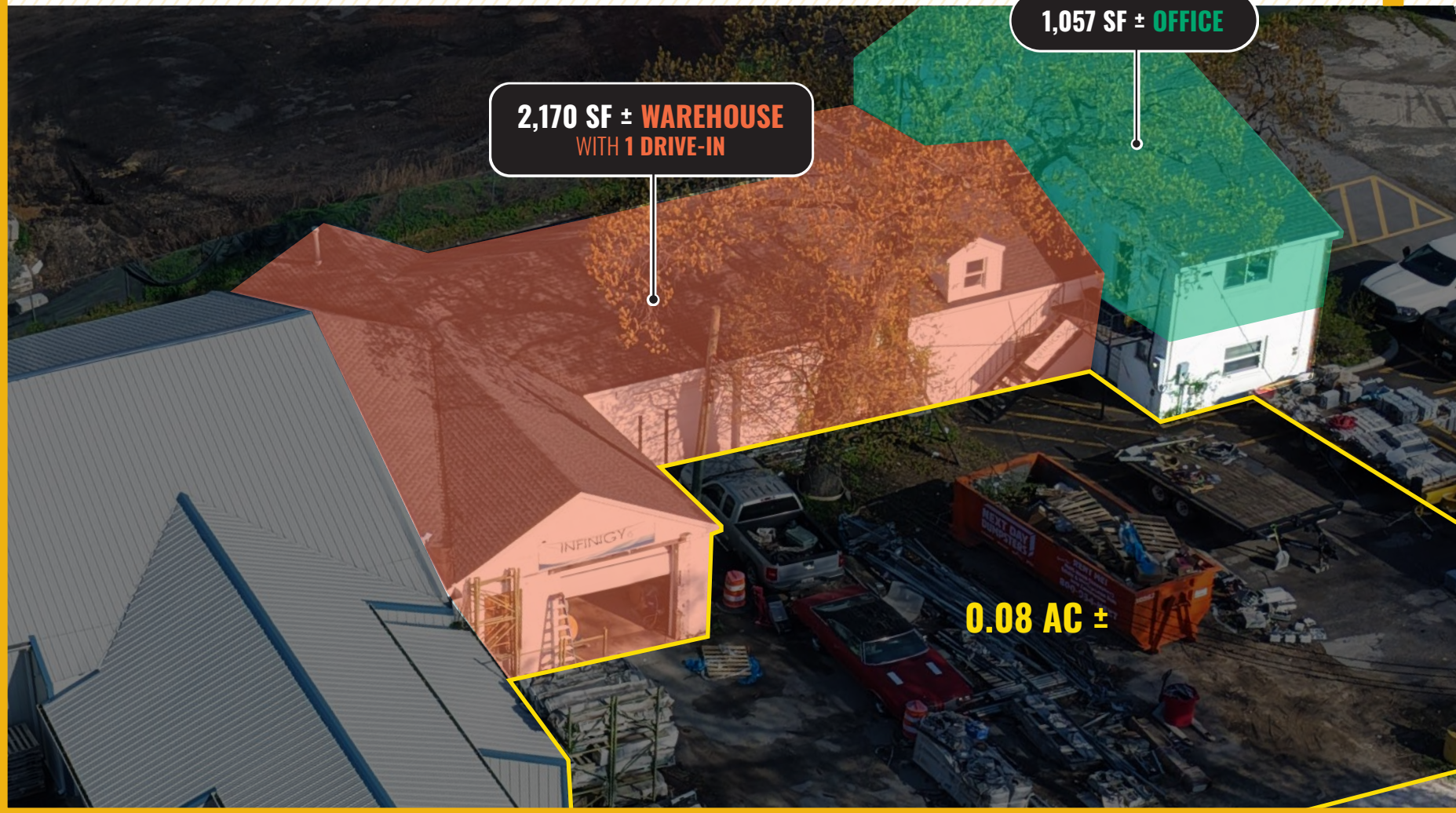
FOR **LEASE**

3,227 SF ± WAREHOUSE WITH OFFICE SPACE

8223 BALTIMORE ANNAPOLIS BOULEVARD | PASADENA, MARYLAND 21122



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,170 SF ± warehouse and 1,057 SF ± of office space available
- 0.08 Ac ± of outdoor storage (paved, graveled)
- 1 at-grade drive-in
- Easy access to Route 100, Rt. 2/Ritchie Highway and I-97
- Ideal for light industrial user with need for outside storage of materials or vehicles, etc.
- Recently renovated office space



WAREHOUSE:	2,170 SF ±
OFFICE:	1,057 SF ± (2ND FLOOR)
OUTDOOR STORAGE:	0.08 ACRES ±
DRIVE-INS:	1 (AT GRADE)
ZONING:	C4 (COMMERCIAL - HIGHWAY)





AERIAL



LOCAL **BIRDSEYE**

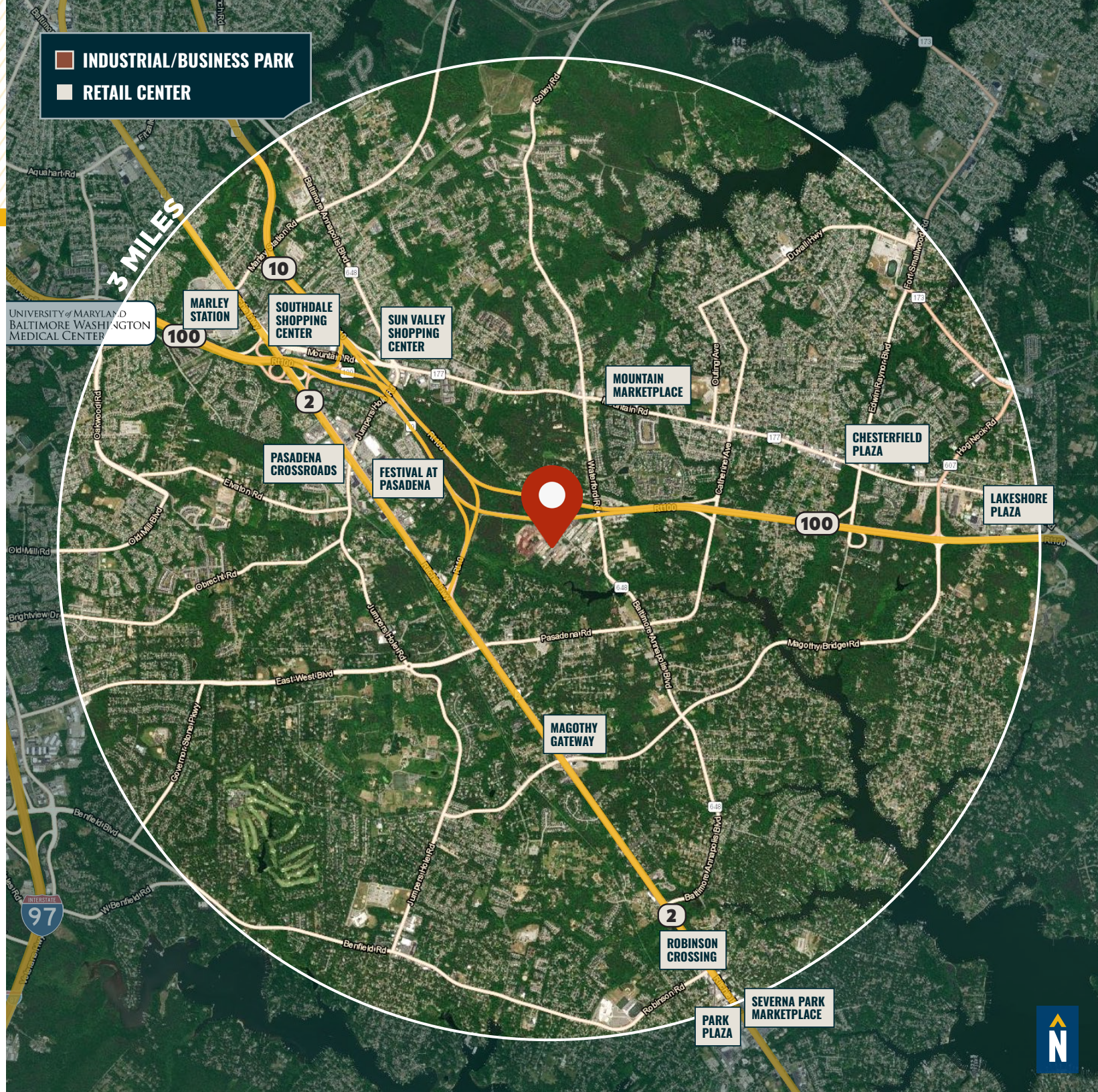


REGIONAL ACCESS

DRIVING DISTANCE TO:

- **2** — 1.8 MILES — **5 MIN. DRIVE**
- **100** — 2.0 MILES — **5 MIN. DRIVE**
- **INTERSTATE 97** — 7.9 MILES — **12 MIN. DRIVE**
- **BWI** BALTIMORE/WASHINGTON INTERNATIONAL Thurgood Marshall AIRPORT — 13.5 MILES — **18 MIN. DRIVE**
- **PORT OF BALTIMORE** 1706 Helen Delich Bentley — 15.7 MILES — **18 MIN. DRIVE** (FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD	19.4 MILES	**26 MIN.**
WASHINGTON, DC	40.7 MILES	**50 MIN.**
PHILADELPHIA, PA	118.0 MILES	**1 HR. 50 MIN.**
RICHMOND, VA	150.0 MILES	**2 HRS. 20 MIN.**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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