



FOR LEASE

6,900 SF ± WAREHOUSE WITH OFFICE SPACE

8223 BALTIMORE ANNAPOLIS BOULEVARD | PASADENA, MARYLAND 21122

0.5 AC ±
OF OUTDOOR
STORAGE

6,000 SF ± WAREHOUSE
WITH 3 DRIVE-INS

900 SF ± OFFICE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 6,000 SF ± warehouse and 900 SF ± of office space available
- 0.50 Ac ± of outdoor storage (paved, graveled)
- 3 at-grade drive-ins (15' w x 12' h, 10' w x 8' h, 12' w x 12' h)
- Easy access to Route 100, Route 2/Ritchie Hwy and I-97
- Ideal for light industrial user with need for outside storage of materials or vehicles, etc.
- An additional 2,000 SF ± of warehouse space (w/ 1 drive-in) can potentially be made available

WAREHOUSE:	6,000 SF ±
OFFICE:	900 SF ±
OUTDOOR STORAGE:	0.50 ACRES ±
DRIVE-INS:	3 (AT GRADE)
ZONING:	C4 (COMMERCIAL - HIGHWAY)
RENTAL RATE:	NEGOTIABLE



BALTIMORE ANNAPOLIS BLVD

900 SF ± OFFICE

6,000 SF ± WAREHOUSE

0.50 AC ±

POTENTIAL TO INCLUDE ADDITIONAL
2,000 SF ± WAREHOUSE



GOOGLE MAPS

AERIAL

 DRIVE-IN

PARKING/OUTDOOR STORAGE

900 SF ± OFFICE

6,000 SF ± WAREHOUSE

POTENTIAL TO INCLUDE ADDITIONAL
2,000 SF ± WAREHOUSE

0.50 AC ± OUTDOOR STORAGE



LOCAL BIRDSEYE



SITE

ALDI

BJ's

Walmart

100

100

JAY ENTERPRISES

**CHESAPEAKE
LANDSCAPE MATERIALS**

MARYLAND JUNKY

Bay Area Tree Care

BERKEL

BALTIMORE ANNAPOLIS BLVD

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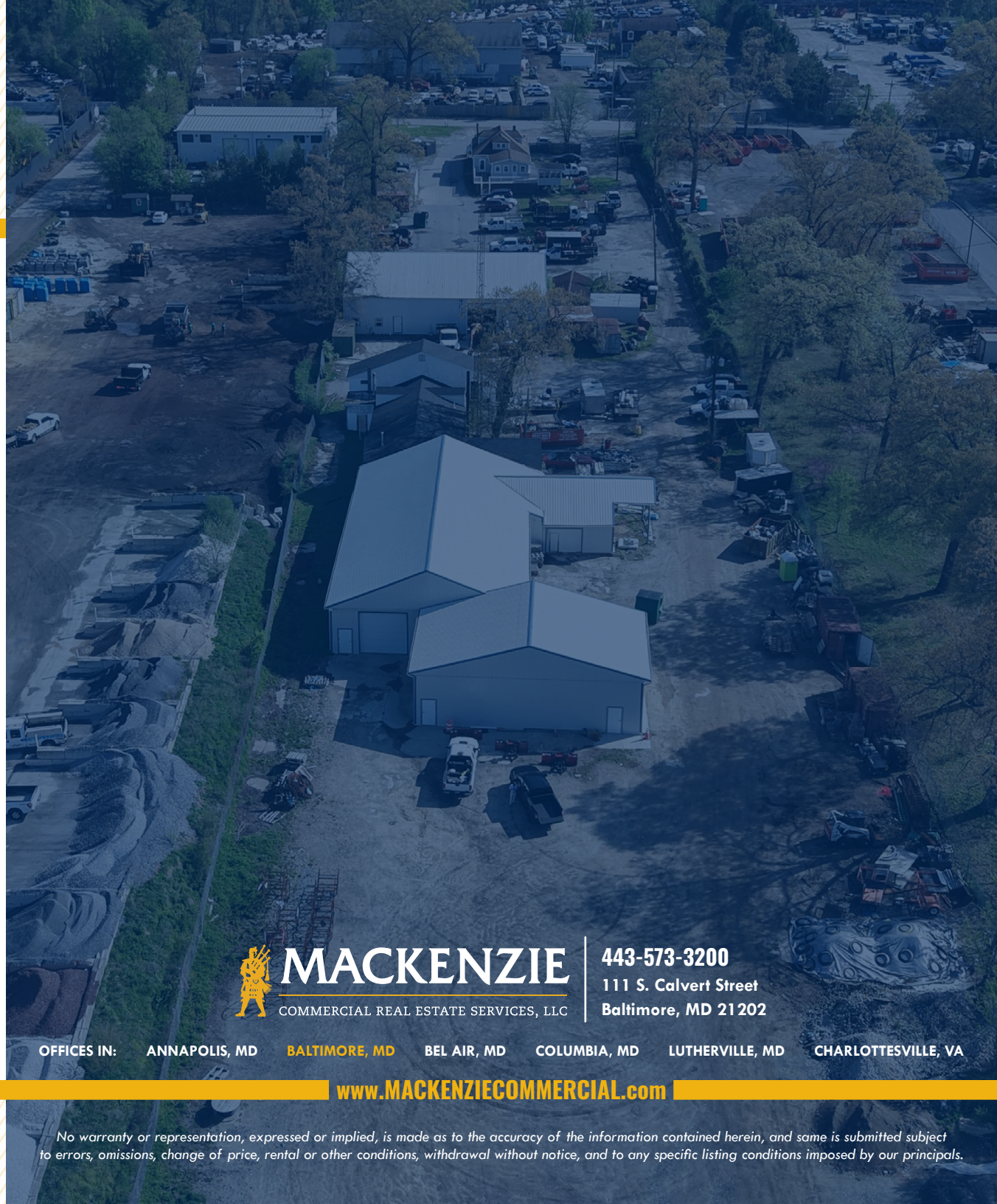


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