

### INDUSTRIAL BUILDING

823 ELKRIDGE LANDING ROAD | LINTHICUM HEIGHTS, MARYLAND 21090







# **PROPERTY** OVERVIEW

#### **HIGHLIGHTS:**

- Clear span building
- Easy access to I-295, I-695, I-895, I-95 and I-97
- Immediately adjacent to BWI Airport
- Close proximity to the Port of Baltimore
- Public water and sewer

AVAILABLE:	8,950 SF ±
LOT SIZE:	0.88 ACRES ±
CLEAR HEIGHT:	1 <i>4</i> ' ±
DOCKS:	4 (8' W x 10' H)
DRIVE-INS:	2 (8' W x 12' H, AT GRADE DOOR) (10' W x 12' H, RAMPED)
ZONING:	W1 (INDUSTRIAL PARK)





### LOCAL BIRDSEYE



### TRADE AREA

#### **DRIVING DISTANCE TO:**



1.3 MILES **2 MIN. DRIVE** 



2.3 MILES **3 MIN. DRIVE** 



2.6 MILES
4 MIN. DRIVE



0.8 MILES **2 min. Drive** 



7.3 MILES

9 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

**BALTIMORE, MD** 

8.7 MILES **15 MIN.** 

**WASHINGTON, DC** 

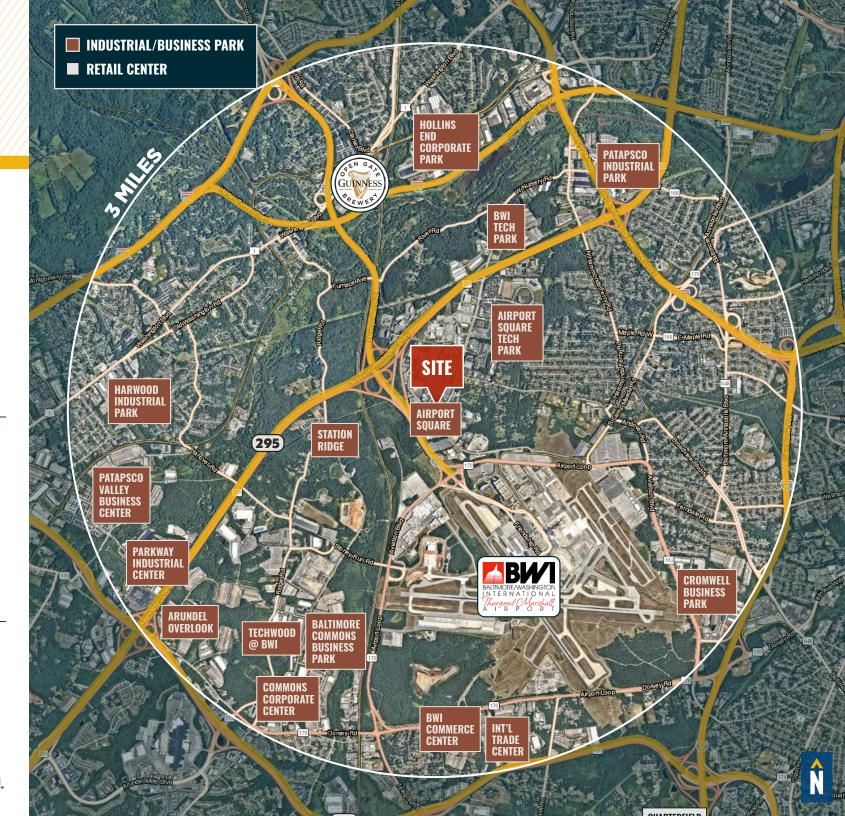
32.4 MILES **45 MIN.** 

PHILADELPHIA, PA

109.0 MILES **1 HR. 40 MIN.** 

RICHMOND, VA

142.0 MILES **2 HRS. 12 MIN.** 



## FOR MORE INFO CONTACT:



MATTHEW CURRAN, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
443.573.3203
MCURRAN@mackenziecommercial.com



ANDREW MEEDER, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
410.494.4881
AMEEDER@mackenziecommercial.com



