



INDUSTRIAL BUILDING

823 ELKRIDGE LANDING ROAD | LINTHICUM HEIGHTS, MARYLAND 21090

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

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:

14' ±

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



BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
Thurgood Marshall
AIRPORT

**NORTHROP
GRUMMAN**



COUNTRY
INN & SUITES



W NURSERY RD

LA QUINTA
INNS & SUITES

SITE

Holiday Inn



**INTERSTATE
195**

WINGATE
BY WYNDHAM

Mainland Kabob
Serving Authentic Kabobs Since 1999

Red Roof Plus

**HYATT
house**

SPRINGHILL SUITES
MARRIOTT



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 195
1.3 MILES
2 MIN. DRIVE

295
2.3 MILES
3 MIN. DRIVE

INTERSTATE 695
2.6 MILES
4 MIN. DRIVE

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
Thurgood Marshall
AIRPORT
0.8 MILES
2 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
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:**



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