



# FLEX/WAREHOUSE SPACE

8251 TELEGRAPH ROAD | ODENTON, MARYLAND 21113

FOR  
LEASE

26,520 SF ± AVAILABLE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 26,520 SF  $\pm$  flex/warehouse space (divisible)
- Superior loading, with 10 dock doors and 2 ramped drive-ins (rear of suite)
- 3 dedicated restrooms
- Ample on-site parking
- Situated within Telegraph Road Commerce Park
- Convenient to Fort Meade, BWI Airport and the Port of Baltimore
- Easy access to Route 32, I-97, I-95 and I-295



AVAILABLE:	8,840-26,520 SF $\pm$ (SUITES K-P)
CLEAR HEIGHT:	21'-4" $\pm$ (MIN.)
COLUMN SPACING:	34'-0" W x 43'-4" D
LOADING:	10 DOCK DOORS 2 DRIVE-INS (RAMPED)
POWER:	200A, 480V, 3 PHASE
ZONING:	OTC-1 (ODENTON TOWN CENTER INDUSTRIAL)
RENTAL RATE:	NEGOTIABLE
OP EX:	\$5.10 PSF



# AERIAL

TELEGRAPH RD



PYLON SIGN

-  DRIVE-IN
-  DOCK

26,520 ±  
TOTAL AVAILABLE

130' ±

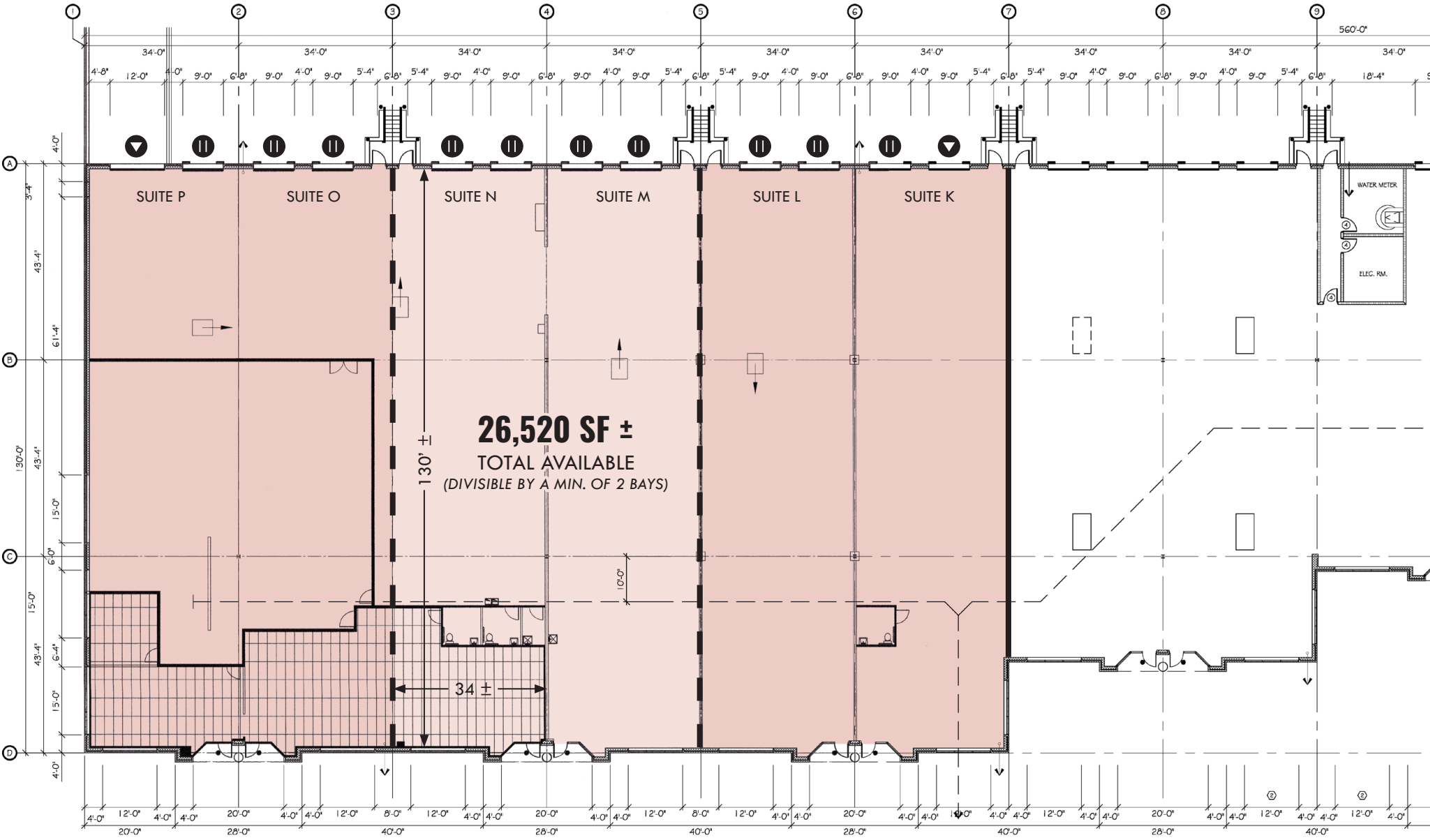
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GOOGLE STREET VIEW



# FLOOR PLAN/CONCEPTUAL DEMISING PLAN



▲ DRIVE-IN    || DOCK

# TRADE AREA

## DRIVING DISTANCE TO:

**32** 0.3 MILES  
2 MIN. DRIVE

**INTERSTATE 97** 4.1 MILES  
6 MIN. DRIVE

**295** 6.3 MILES  
8 MIN. DRIVE

**BWI** BALTIMORE WASHINGTON INTERNATIONAL THUNDERBOLT AIRPORT  
6.7 MILES  
10 MIN. DRIVE

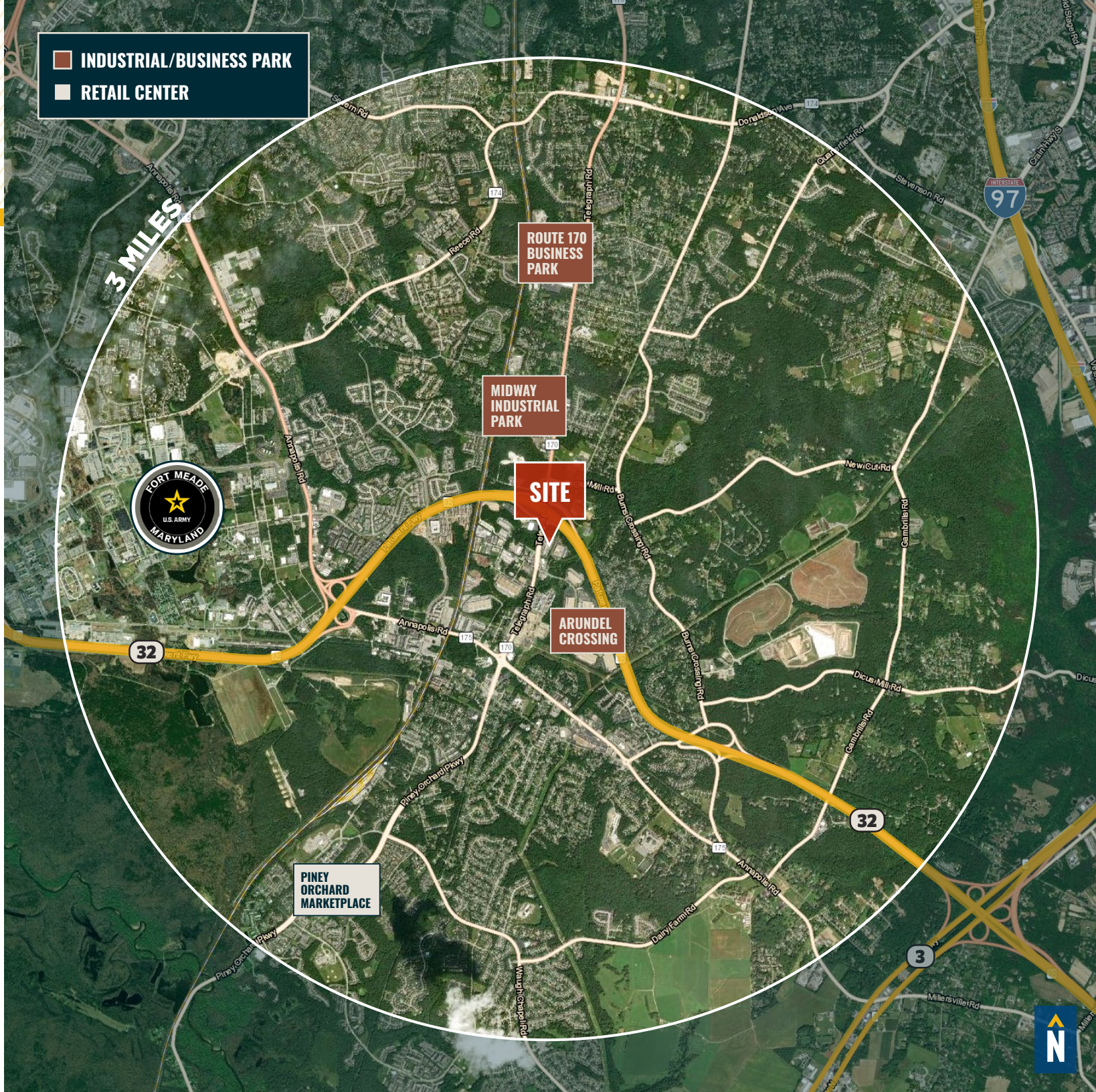
**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
14.5 MILES  
16 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BALTIMORE, MD** 18.5 MILES  
26 MIN.

**WASHINGTON, DC** 28.9 MILES  
35 MIN.

**PHILADELPHIA, PA** 117.0 MILES  
1 HR. 50 MIN.

**RICHMOND, VA** 145.0 MILES  
2 HRS. 10 MIN.



# FOR MORE INFO **CONTACT:**



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