



FLEX/WAREHOUSE CONDOMINIUM

8740 CHERRY LANE, SUITE 6 | LAUREL, MARYLAND 20707

FOR
SALE



MACKENZIE

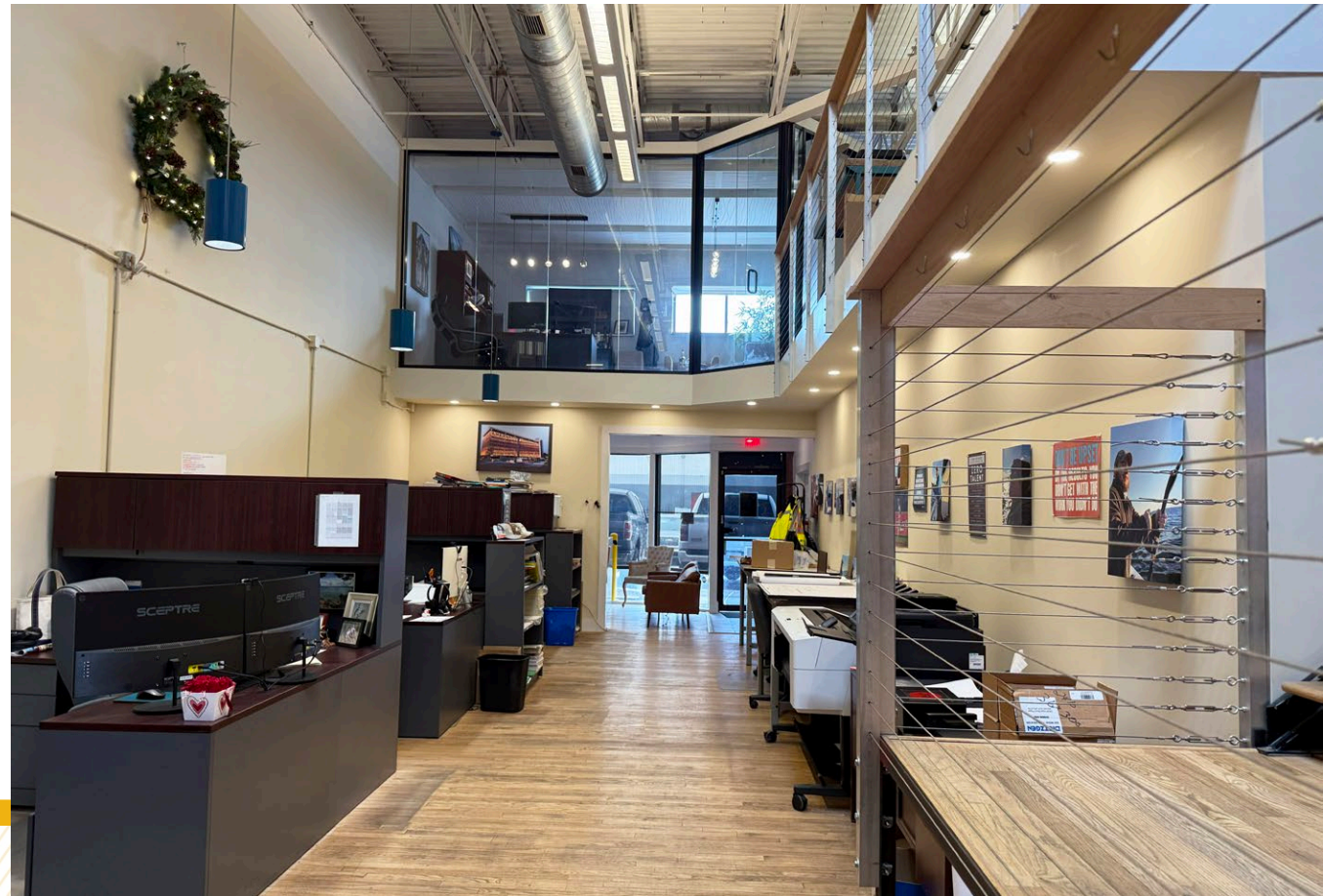
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,800 SF \pm flex/warehouse condominium
- Includes an additional 1,200 SF \pm of mezzanine office space
- Easy access to I-95 and I-295
- Close proximity to BWI Airport and the Port of Baltimore
- Ideally situated in the I-95 corridor between the Baltimore/Washington, D.C. markets

SIZE:	1,800 SF \pm (SUITE 6)
CLEAR HEIGHT:	20'-0" \pm
DRIVE-INS:	1
POWER:	3-PHASE
ZONING:	IE (INDUSTRIAL, EMPLOYMENT)
SALE PRICE:	NEGOTIABLE



AERIAL

 DRIVE-IN



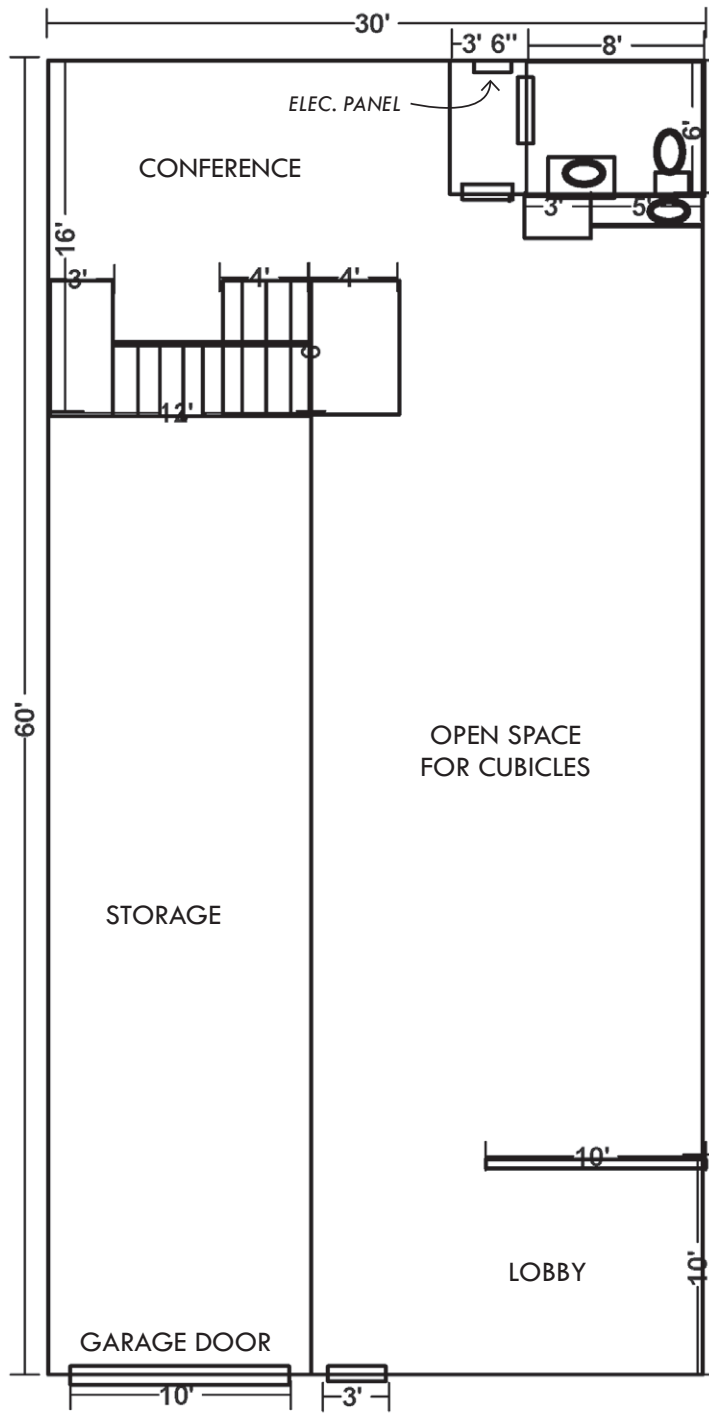
CHERRY LN



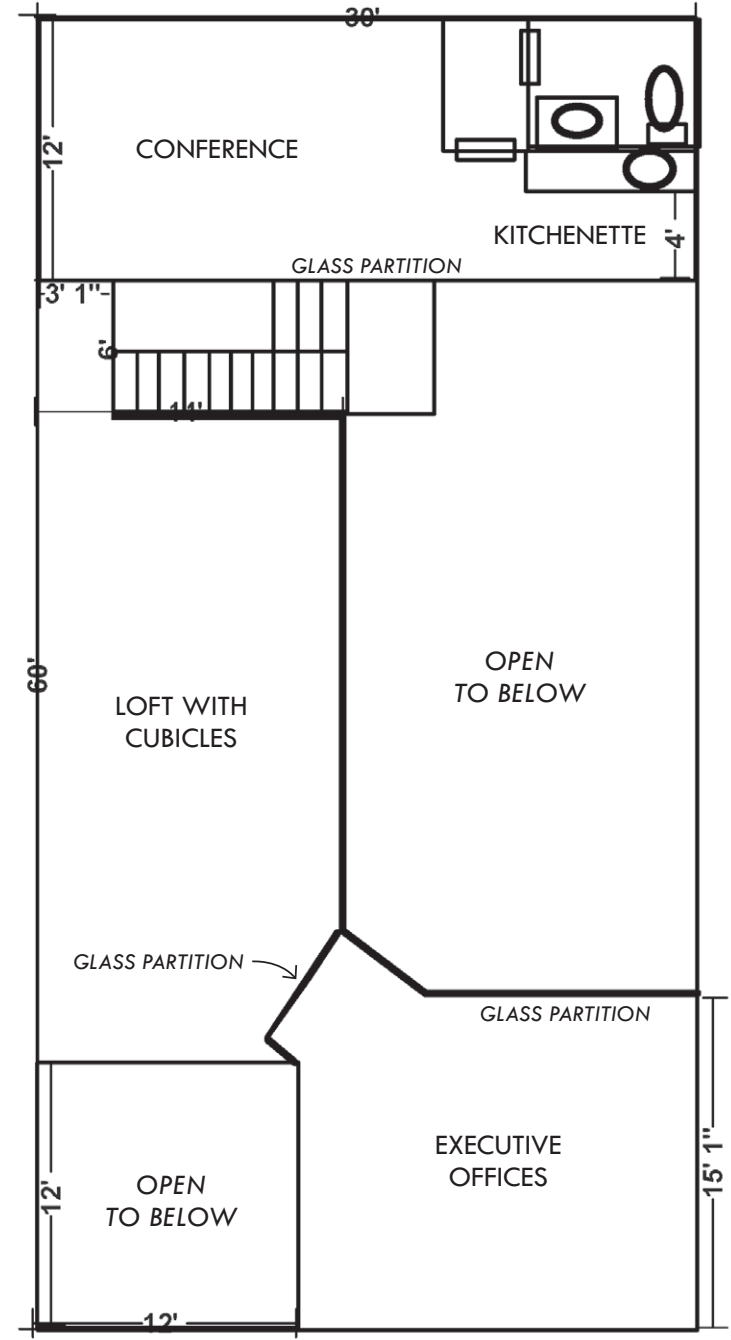
GOOGLE STREET VIEW



FLOOR PLAN



1ST FLOOR



MEZZ.

LOCAL BIRDSEYE



BEST BUY

dd's DISCOUNTS

ROSS

Michaels

Staples

Lowe's

Holiday Inn Express

Roshni

Public Storage

Harris Teeter

OLD NAVY

REGAL

ExtraSpace Storage

Public Storage

CHERRY LN

SUITE 6

CUBESMART self storage

Bray & Scarff
APPLIANCE & KITCHEN SPECIALISTS



TRADE AREA

DRIVING DISTANCE TO:

1 3.6 MILES
7 MIN. DRIVE

95 3.6 MILES
7 MIN. DRIVE

295 3.6 MILES
7 MIN. DRIVE

BWI BALTIMORE-WASHINGTON INTERNATIONAL THURGOOD MARSHALL AIRPORT
14.3 MILES
18 MIN. DRIVE

PORT OF BALTIMORE 1706 Helen Delich Bentley
20.5 MILES
24 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

WASHINGTON, DC 19.7 MILES
28 MIN.

BALTIMORE, MD 24.1 MILES
30 MIN.

PHILADELPHIA, PA 126.0 MILES
2 HRS. 0 MIN.

RICHMOND, VA 129.0 MILES
2 HRS. 0 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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