



24,245 SF \pm INDUSTRIAL BUILDING

9550 LYNN BUFF COURT | LAUREL, MARYLAND 20723

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 24,245 SF \pm building
- 3,000 SF \pm of office space
- 2 dock high loading doors
 - » Exterior dock: 10' w x 10' h
 - » Covered: 8' w x 10' h
 - » *Potential to add new drive-in door*
- LED lighting
- Heavy power (2,000 amps, 240v)
- Proximity to Route 1 and I-95 allows for excellent access throughout the Baltimore-Washington Metro area
- Excellent opportunity for owner/user

BUILDING SIZE:	24,245 SF \pm
LOT SIZE:	1.91 ACRES \pm
YEAR BUILT:	1985
CLEAR HEIGHT:	14'-16' \pm
LOADING:	2 LOADING DOORS (DOCK HIGH)
ZONING:	CE-CLI (CORRIDOR EMPLOYMENT DIST.) [CONTINUING LIGHT INDUSTRIAL OVERLAY]



AERIAL



LOCAL BIRDSEYE



WASHINGTON BLVD N

LYNN BUFF CT



TRADE AREA

DRIVING DISTANCE TO:



0.2 MILES
1 MIN. DRIVE



1.6 MILES
4 MIN. DRIVE



3.3 MILES
7 MIN. DRIVE



12.9 MILES
15 MIN. DRIVE



18.4 MILES
18 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD

20.5 MILES
30 MIN.

WASHINGTON, DC

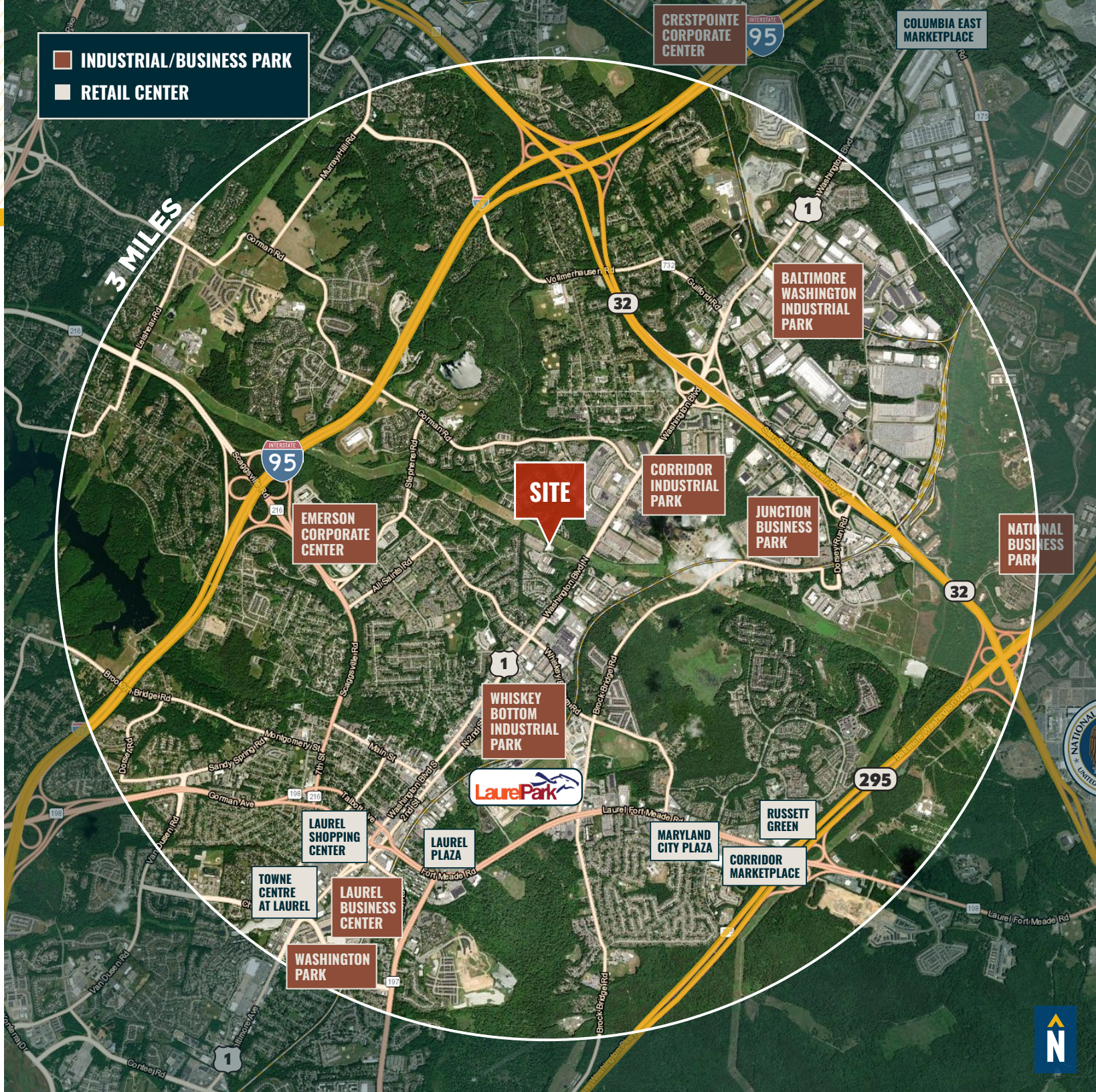
23.5 MILES
42 MIN.

PHILADELPHIA, PA

122.0 MILES
1 HR. 57 MIN.

RICHMOND, VA

133.0 MILES
2 HRS. 30 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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