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## INDUSTRIAL SITE ON 1-695 FAIRVIEW AVENUE & OREGON AVENUE | LINTHICUM HEIGHTS, MARYLAND 21090

### **AVAILABLE**

3.5 Acres ± Total (8 parcels)

### **BUILDING SIZE**

14,896 sf ± Total (7 buildings)

**C4** (Highway Commercial District) **W2** (Light Industrial District)

### **SALE PRICE**

Negotiable

### HIGHLIGHTS

- ► Excellent visibility and signage on I-695 (129,670 cars/day on 1-695)
- ► Superior access to I-695, I-895, I-295, I-97
- ► Public Water, Septic
- ► Convenient to BWI Airport and the Port of Baltimore
- ► Ideal for equipment rental company, self storage developer, used car sales group, utility contractor, and/or outside storage user/investor







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## **AERIAL OVERVIEW**

FAIRVIEW AVENUE & OREGON AVENUE | LINTHICUM HEIGHTS, MARYLAND 21090



ADDRESS:	ACREAGE	BLDG. SF	LOADING
816 Oregon Ave 05-12622400	.50 Ac ±	1,700 sf ± (2 stories)	N/A
2 Fairview Ave 05-90109620	.36 Ac ±	N/A	N/A
<b>820 Fairview Ave</b> 05-90041265	.78 Ac ±	2,200 sf ±	2 Drive-Ins
822 Fairview Ave 05-09154900	.25 Ac ±	1,396 sf ±	1 Drive-In
<b>815 Oregon Ave</b> 05-05499300	.15 Ac ±	N/A	N/A
Oregon Ave 05-90211129	.26 Ac ±	N/A	N/A
825 Fairview Ave 05-05906900	.49 Ac ±	2,000 sf ±	N/A
823 Fairview Ave 05-17019200	.71 Ac ±	(A) 2,000 sf ± (2 stories) (B) 1,245 sf ± (C) 6,300 sf ±	(B) 1 Drive-In (C) 4 Drive-Ins

#### **ZONING**

Anne Arundel County, MD

### C4 (Highway Commercial District)

This District is generally intended for larger scale auto-oriented retail and service businesses along or near major traffic routes that serve local and regional residents as well as the traveling public. In addition to most commercial uses found in the C3 zone, automobile, truck, recreational vehicle and boat sales, rental and major repair facilities may be located in this District.

#### W2 (Light Industrial District)

This District is generally for those more traditional industrial uses exhibiting some nuisance character-istics. Offices and light manufacturing (secondary processing) are permitted as well as building materials storage and sales, self storage, and contractors and construction yards.



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## **PHOTOS**

FAIRVIEW AVENUE & OREGON AVENUE | LINTHICUM HEIGHTS, MARYLAND 21090





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# LOCAL BIRDSEYE FAIRVIEW AVENUE & OREGON AVENUE | LINTHICUM HEIGHTS, MARYLAND 21090





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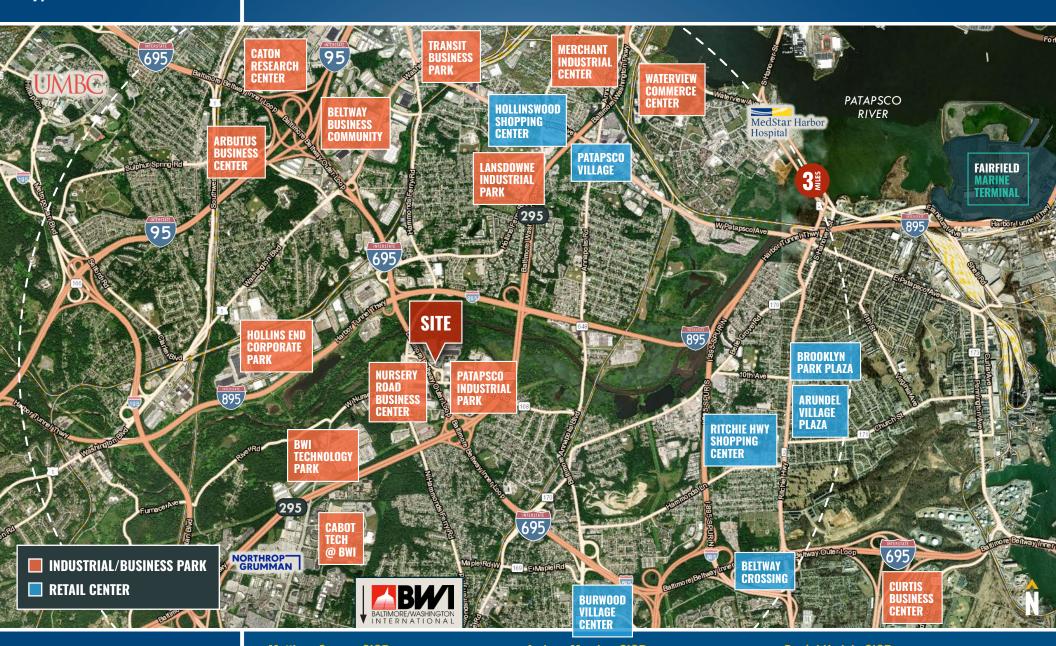
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## TRADE AREA

FAIRVIEW AVENUE & OREGON AVENUE | LINTHICUM HEIGHTS, MARYLAND 21090





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### LOCATION

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