

# FOR SALE

Anne Arundel County, MD



## INDUSTRIAL SITE ON I-695

FAIRVIEW AVE & OREGON AVE  
LINTHICUM HEIGHTS, MARYLAND 21090

3.5  
ACRES ±  
TOTAL



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## AVAILABLE

3.5 Acres ± Total (8 parcels)

## BUILDING SIZE

14,896 sf ± Total (7 buildings)

## ZONING

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

## SALE PRICE

Negotiable

## HIGHLIGHTS

- ▶ Excellent visibility and signage on I-695 (129,670 cars/day on I-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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FAIRVIEW AVENUE & OREGON AVENUE | LINTHICUM HEIGHTS, MARYLAND 21090



Matthew Curran, SIOR

443.573.3203

mcurran@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Andrew Meeder, SIOR

410.494.4881

ameeder@mackenziecommercial.com

443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202

Daniel Hudak, SIOR

443.573.3205

dhudak@mackenziecommercial.com

www.MACKENZIECOMMERCIAL.com



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## AERIAL OVERVIEW

FAIRVIEW AVENUE & OREGON AVENUE | LINTHICUM HEIGHTS, MARYLAND 21090



	ADDRESS:	ACREAGE	BLDG. SF	LOADING
1	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
3	820 Fairview Ave 05-90041265	.78 Ac ±	2,200 sf ±	2 Drive-Ins
4	822 Fairview Ave 05-09154900	.25 Ac ±	1,396 sf ±	1 Drive-In
5	815 Oregon Ave 05-05499300	.15 Ac ±	N/A	N/A
6	Oregon Ave 05-90211129	.26 Ac ±	N/A	N/A
7	825 Fairview Ave 05-05906900	.49 Ac ±	2,000 sf ±	N/A
8	823 Fairview Ave 05-17019200	.71 Ac ±	(A) 2,000 sf ± (B) 1,245 sf ± (C) 6,300 sf ±	(B) 1 Drive-In (C) 4 Drive-Ins

### ZONING

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#### 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 characteristics. 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



816 OREGON AVE



820 FAIRVIEW AVE



823 FAIRVIEW AVE



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# LOCAL BIRDSEYE

FAIRVIEW AVENUE & OREGON AVENUE | LINTHICUM HEIGHTS, MARYLAND 21090





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# TRADE AREA

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# LOCATION

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## DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	7.9	16 MIN.
WASHINGTON, DC	32.7	50 MIN.
PHILADELPHIA, PA	109.0	1 HR. 48 MIN.
RICHMOND, VA	142.0	2 HRS. 33 MIN.

## TRANSPORTATION POINTS OF INTEREST:

BWI AIRPORT	3.7	10 MIN.
FAIRFIELD MARINE TERMINAL	7.1	10 MIN.
SEAGIRT MARINE TERMINAL	10.8	16 MIN.
DUNDALK MARINE TERMINAL	11.4	17 MIN.







**MATTHEW CURRAN, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL  
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

**443.573.3202**

**MCURRAN@MACKENZIECOMMERCIAL.COM**

**ANDREW MEEDER, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL  
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

**410.494.4881**

**AMEEDER@MACKENZIECOMMERCIAL.COM**

**DANIEL HUDAK, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL  
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

**443.573.3205**

**DHUDAK@MACKENZIECOMMERCIAL.COM**

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 111 S. Calvert Street | Baltimore, Maryland 21202 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

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