



# 13400 BALTIMORE AVE

LAUREL, MD 20707

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Route 1 Visibility (33,491 AADT)
- 2.1 Miles to I-95
- 1-Acre of Paved Parking area for ample space
- Surrounded by numerous amenities for added convenience
- Perfect space for automotive, construction, landscaping, fleet repair and contracting users

AVAILABLE SPACE:

UP TO 2 ACRES ±  
(OUTDOOR STORAGE)

CLEAR HEIGHT:

16.5' & 11'-13'

LOT SIZE:

4.14 ACRES ±

ZONING:

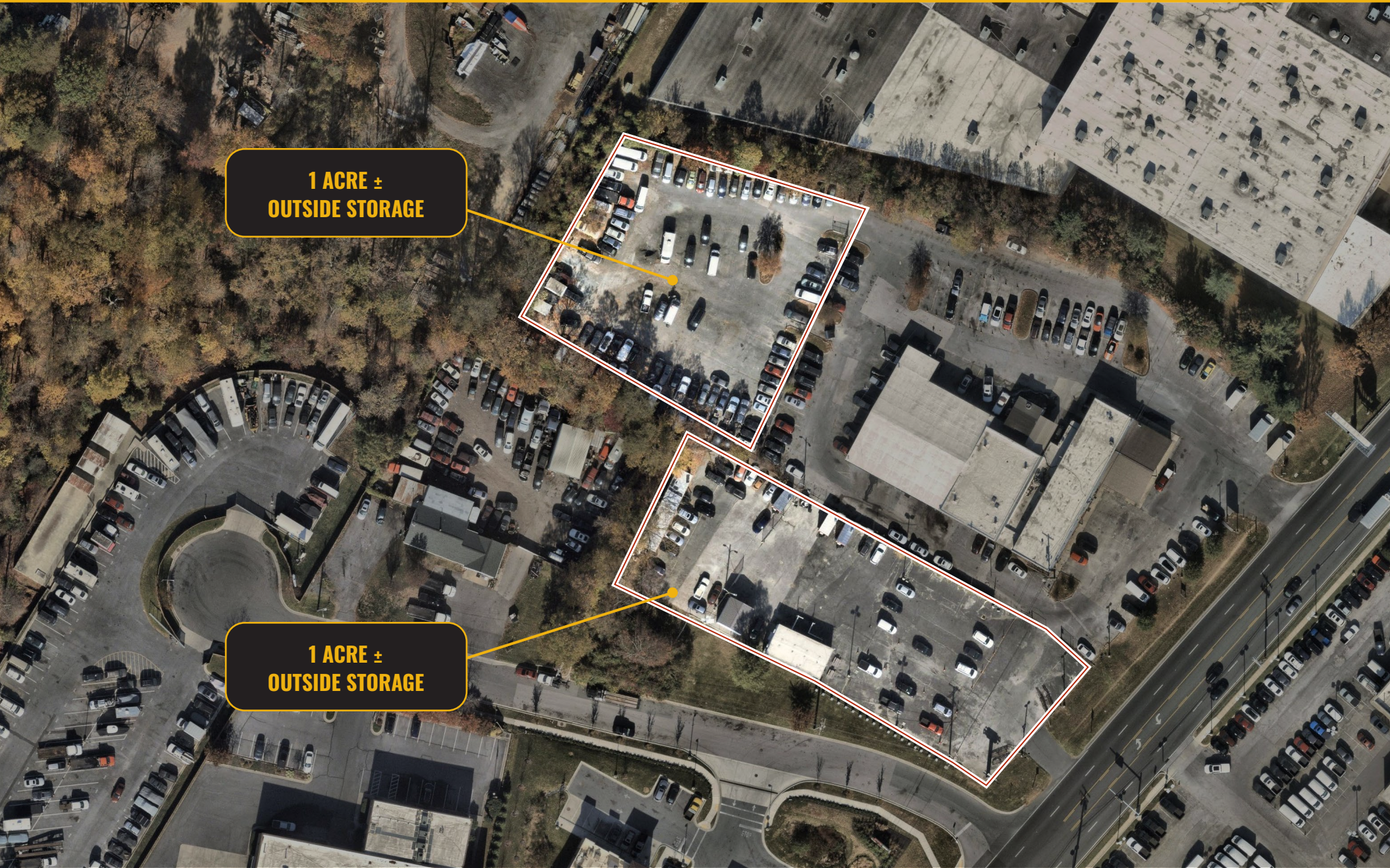
COMMERCIAL, SERVICE (CS)

RENTAL RATE:

NEGOTIABLE



# LEASING **OPTIONS**



**1 ACRE ±  
OUTSIDE STORAGE**

**1 ACRE ±  
OUTSIDE STORAGE**

# LOCAL BIRDSEYE



Aventura  
AT CONTEE CROSSING

Centre at Laurel

SHOPPERS LONGHORN STEAKHOUSE

Jersey Mike's COLD STONE CREAMERY

Chick-fil-A GNC NOTHING BUNDT CAKES

Urban Air  
ADVENTURE PARK

MARLO

SITE

enterprise

SAKURA

ACADEMY  
HONESTY & INTEGRITY

1

BALTIMORE AVE

33,491 ADT

ACADEMY LN

# TRADE AREA

## DRIVING DISTANCE TO:

**INTERSTATE 95**  
3.1 MILES  
5 MIN. DRIVE

**295**  
3.3 MILES  
9 MIN. DRIVE

**INTERSTATE 495**  
7.7 MILES  
10 MIN. DRIVE

**BWI**  
BALTIMORE-WASHINGTON INTERNATIONAL  
THURGOOD MARSHALL AIRPORT  
17.5 MILES  
25 MIN. DRIVE

**PORT OF BALTIMORE**  
25.8 MILES  
33 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)  
Helen Delich Bentley

**BALTIMORE, MD**  
25.9 MILES  
32 MIN.

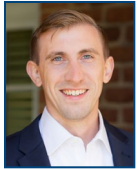
**WASHINGTON, DC**  
19.7 MILES  
39 MIN.

**PHILADELPHIA, PA**  
127.0 MILES  
2 HR. 3 MIN.

**RICHMOND, VA**  
137.0 MILES  
2 HRS. 19 MIN.



# FOR MORE INFO **CONTACT:**



**OLIVER FRYER**

VICE PRESIDENT

**443.597.5711**

**OFRYER@mackenziecommercial.com**



**BRYAN HERR**

VICE PRESIDENT

**443.875.7505**

**BHERR@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-974-9336**

**410 Severn Avenue  
Annapolis, MD 21403**

OFFICES IN: **ANNAPOLIS, MD**

**BALTIMORE, MD**

**BEL AIR, MD**

**COLUMBIA, MD**

**LUTHERVILLE, MD**

**CHARLOTTESVILLE, VA**

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