

601 West Nursery Road

Linthicum Heights, Maryland 21090

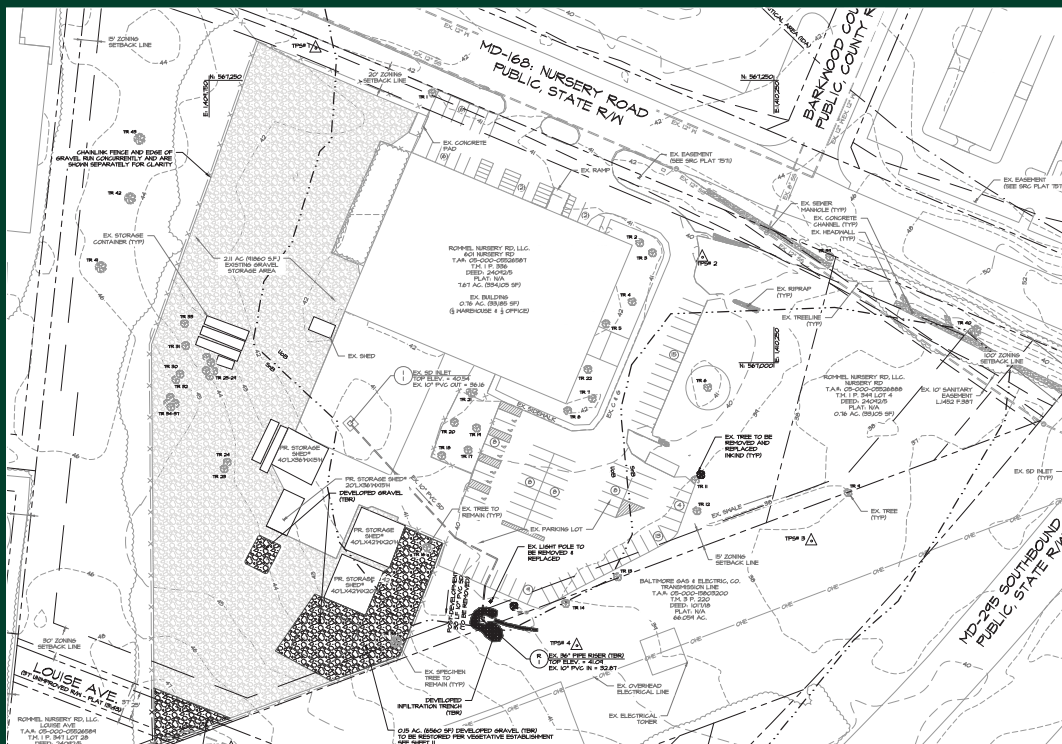
RARE OPPORTUNITY: 33,000 SF building on 8.63 acres, with outside storage/fenced



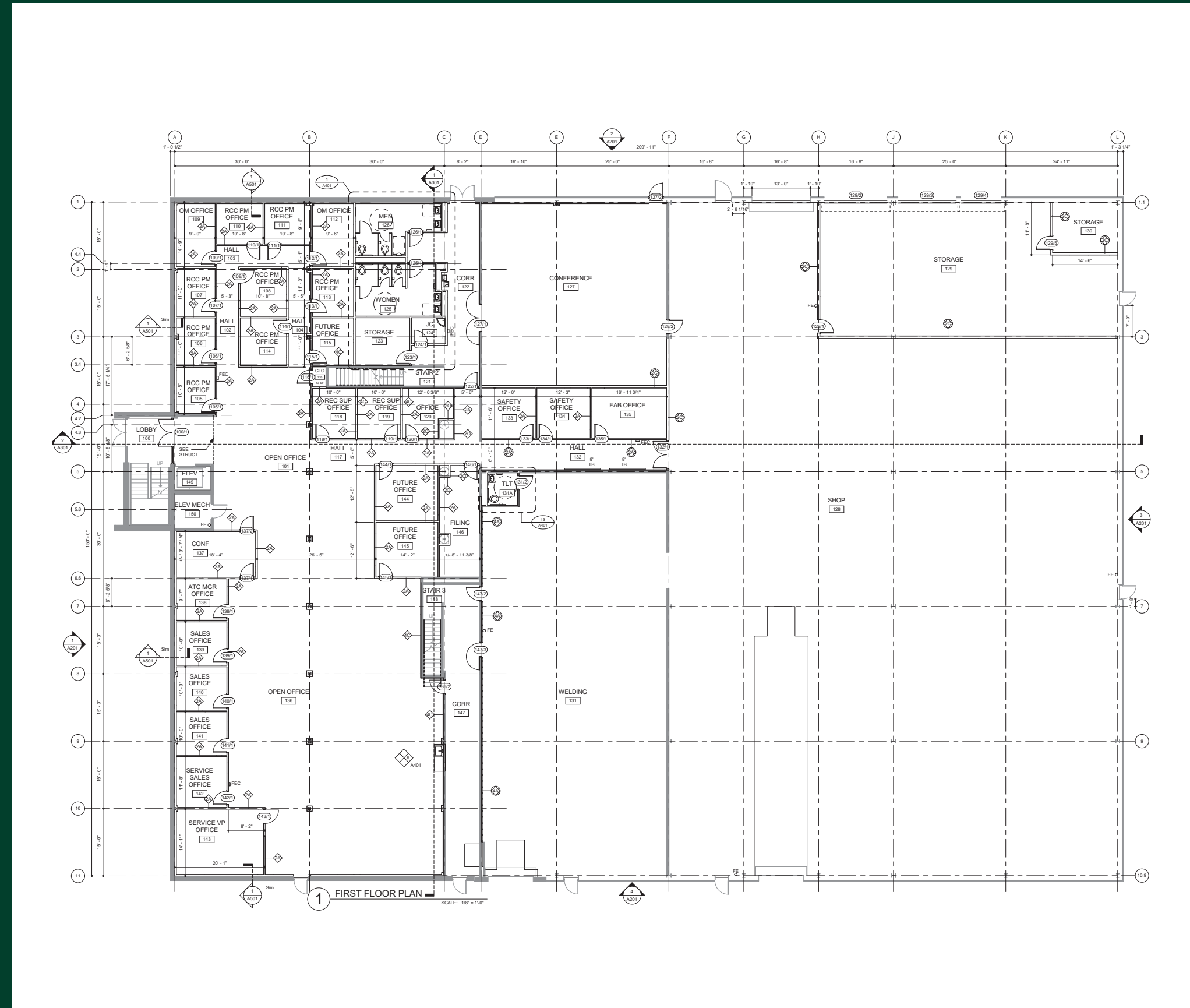
Features:

- + 33,000 SF industrial building with 10,000 SF office
- + Additional 10,000+ SF of office on the 2nd floor with elevator, not factored in the square footage
- + 8.63 acres± of which approximately 2-2.5 is paved/graveled for outside storage
- + Entire site fully fenced
- + Wet sprinkler system
- + 20' clear
- + 800amps, 277/480 3 phase power
- + Fenced and secured lot
- + Three cranes (5-ton, 2-ton, and 1-ton)
- + One oversized grade level drive in door into the main warehouse
- + Oversized interior loading well/platform
- + Mechanic shop/storage with 3 oversized drive-in doors / service bays
- + Potential signage and visibility on 295
- + Zoned W2

Site Plan:

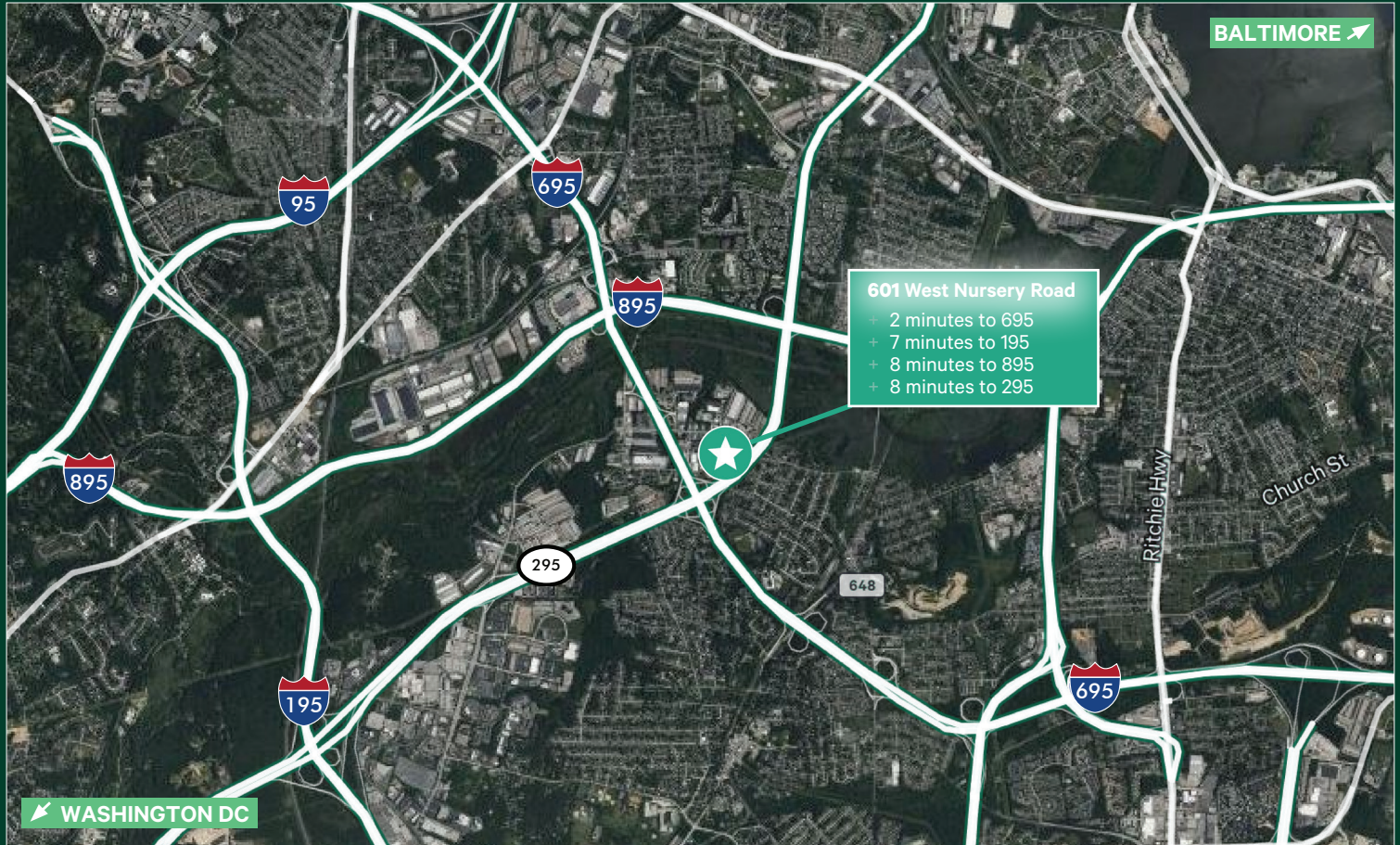


First Floor Plan:



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Industrial | For Sale



Contact

Mike Roden

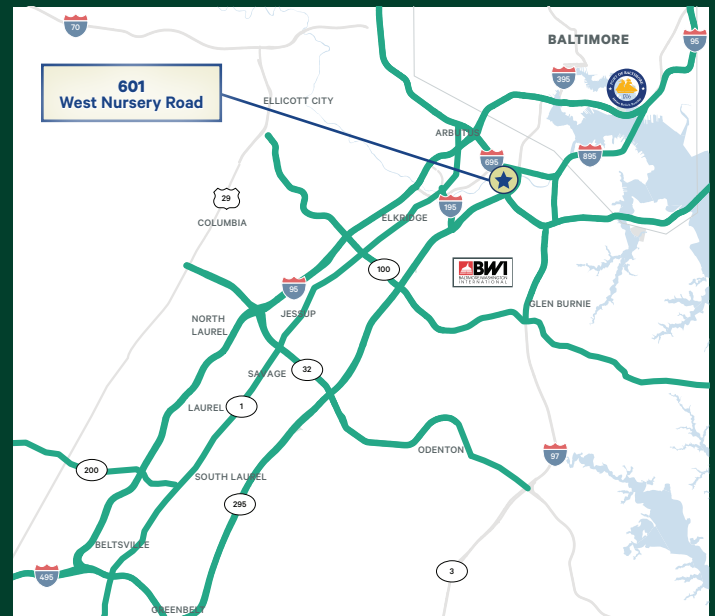
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