

FOR LEASE

Anne Arundel County, MD

OFFERING MEMORANDUM



**20,112 SF ±
ON 1.67 ACRES ±**

CLOSE PROXIMITY TO BWI AIRPORT AND THE PORT OF BALTIMORE
151 8TH AVENUE NW, GLEN BURNIE, MARYLAND 21061



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PROPERTY OVERVIEW

151 8TH AVENUE NW, GLEN BURNIE, MARYLAND 21061



BUILDING SIZE

18,500 sf ± (Main Warehouse)
1,612 sf ± (Rear Warehouse)

ZONING

W2 (Light Industrial District)

CEILING HEIGHTS

16' ± (Main Warehouse)
14' - 16' ± (Rear Warehouse)

DRIVE-INS:

6 (3 on Main Warehouse and 3 on smaller Rear Warehouse)

HIGHLIGHTS

- Nestled within Glen Burnie Maryland
- 20,112 SF ± between two buildings
- Multiple oversized drive in doors & 1 dock door
- Heavy Power
- Roof replaced in recent years
- Easy access to I-97, I-695, Route 2, Route 10 and Route 100
- Close proximity to BWI Airport and the Port of Baltimore

LOT SIZE

1.67 Acres ±

POWER

Heavy

DOCKS

1 (8' W x 10' H)



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AERIAL LOCATION MAP

151 8TH AVENUE NW, GLEN BURNIE, MARYLAND 21061

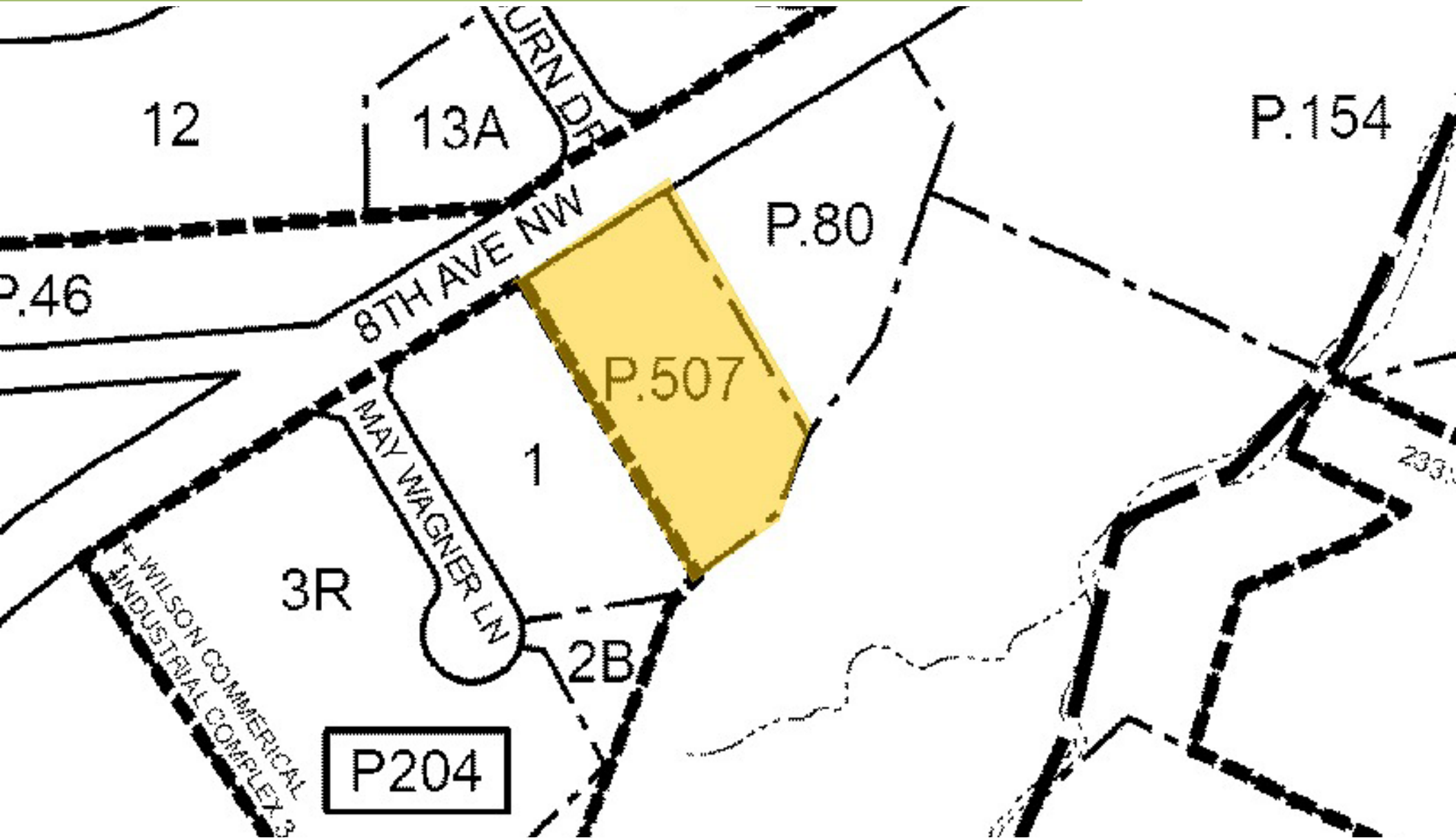


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SURVEY

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DRIVING DISTANCE TO:

2 0.5 MILES
2 MIN. DRIVE

97 1.2 MILES
3 MIN. DRIVE

695 2.9 MILES
5 MIN. DRIVE

BWI 4.9 MILES
8 MIN. DRIVE

PORT OF BALTIMORE 7.3 MILES
9 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	10.9	16 MIN.
WASHINGTON, DC	34.6	40 MIN.
PHILADELPHIA, PA	109	1 HR. 40 MIN.
RICHMOND, VA	143	2 HRS. 10 MIN.



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