

A photograph of a large industrial building with a corrugated metal roof and brick walls, surrounded by trees and a paved parking lot with a few cars. A dark blue semi-transparent banner is overlaid on the bottom left of the image.

For Sale/Lease

6752 Baymeadow Drive,
Glen Burnie, MD 21060

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Property Overview

| | |
|----------------|---|
| Building Size | 120,000 square feet |
| SF Available | 120,000 square feet |
| Area Office SF | Original office is approximately 17,500 square feet |
| Built | 1984 |
| Parking Ratio | .93 spaces per 1,000 square feet (112 total parking spaces) |
| Ceiling Height | 24' clear |
| Column Spacing | 50'W x 60'D |
| Loading | Sixteen (16) dock-high (48") doors will be created as well as one (1) drive-in door. |
| Docks | Sixteen (16) |
| Truck Court | 122'6" deep. Truck court can be fenced, gated and secured. |
| Sprinklers | Wet system |
| Power | 4,000 amps, 277/480 volt primary electric service. Building features a Kohler 450 KW back-up diesel generator with 800 gallon diesel fuel tank. |
| Lighting | High bay LED lights to be installed. |

Additional Notes

- Building is currently used as an R&D and Administrative Center for an inorganic chemical manufacturer. Ownership will repurpose the building back to its original use as a warehouse/distribution center by removing all internal improvements leaving the original office component.



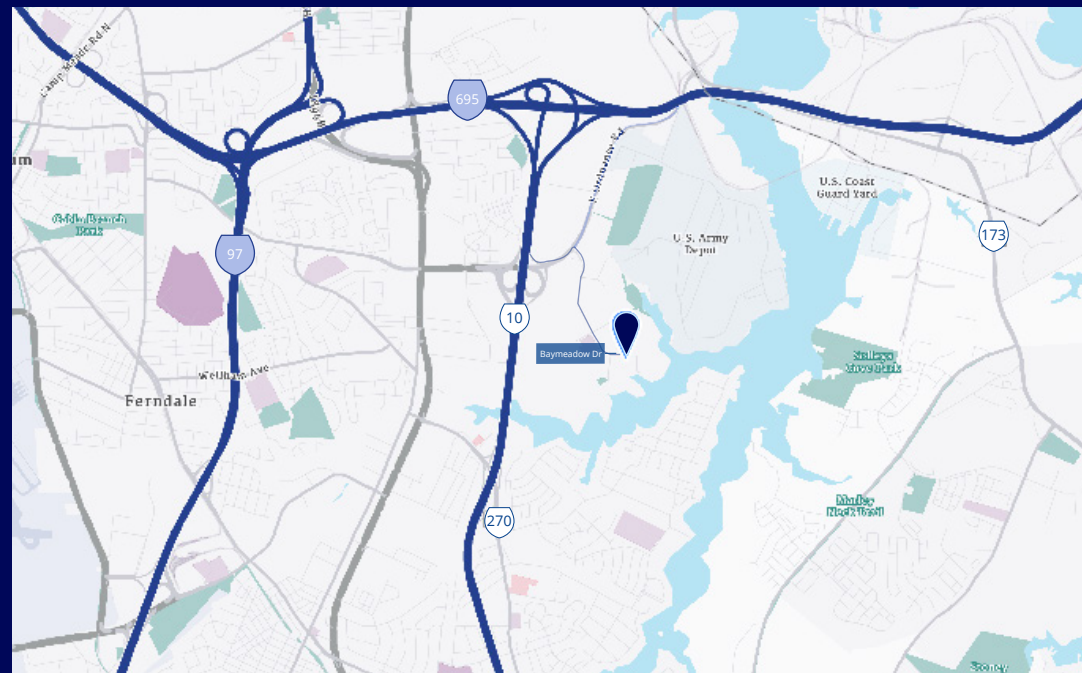


Key Features

Free-standing warehouse/distribution center with a clear ceiling height of 24', superior column spacing of 50'W x 60'D, 16 dock doors creating a floor area to dock ratio of 7,500 square feet per dock; one (1) drive-in door and 112 parking spaces creating a parking ratio of .93 spaces per 1,000 square feet. The 122'6" deep truck court may be fenced, gated and secured.

Location Features (access to interstates):

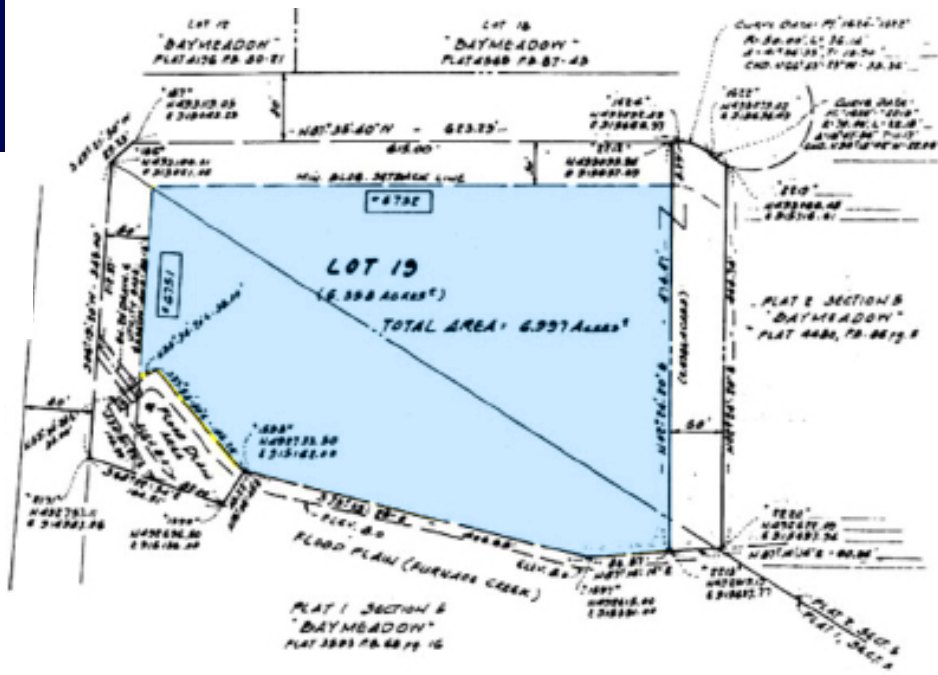
The Baymeadow Industrial Park is a 220 acre multi-use business park featuring a zoning classification of W-1 (Industrial Park District) in Anne Arundel County, Maryland. Property enjoys great ingress/egress located one exit South of the Baltimore Beltway (I-695). Plus, a very rare amenity for an industrial building, the property enjoys a waterfront location on Furnace Creek, a tributary of the Patapsco River which creates the Harbor for Baltimore, MD.



Site Overview & Building Layout

Baymeadow Dr

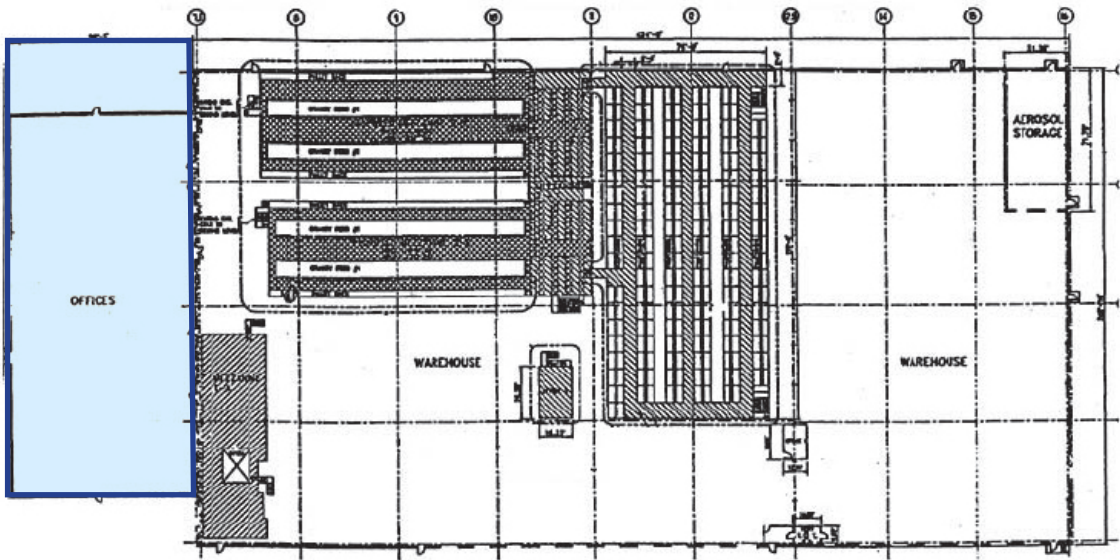
Waterview Court



Plat Map

Property Boundary

Ingress/Egress



Floor Plan

Office Space



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