



2120 BEAVER ROAD

LANDOVER, MARYLAND 20785

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Standalone building with secure/fenced yard area
- IH (Industrial, Heavy) zoning allows for flexible future uses
- Dock-high and at-grade loading capabilities
- Easy access to Route 50, Route 202, Route 704, and I-495
- Near Washington, DC, Joint Base Andrews, and Ronald Reagan National Airport
- 28.6 Miles from BWI and 12.5 Miles from Ronald Reagan National Airport



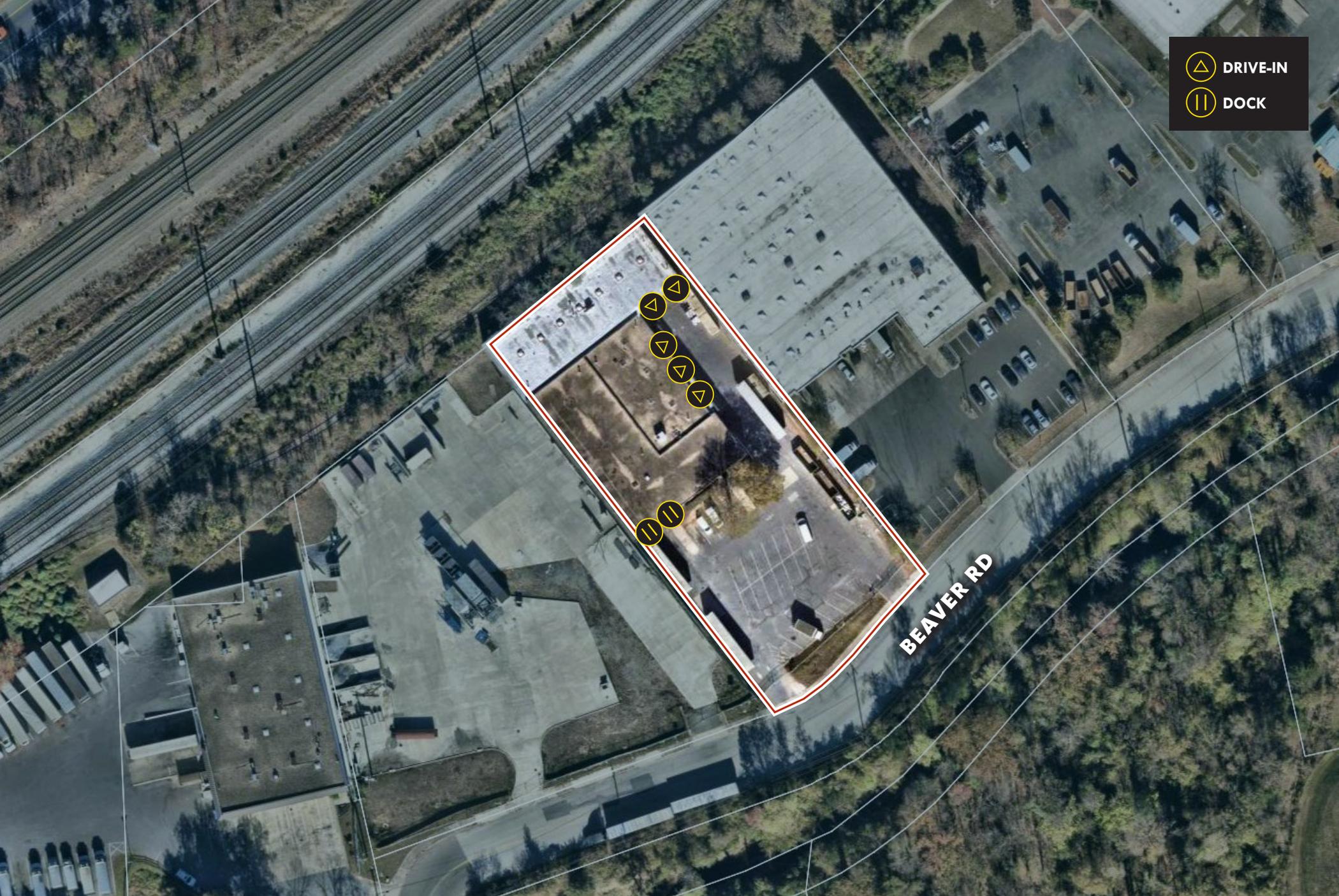
BUILDING SIZE:	23,100 SF ±
LOT SIZE:	1.26 ACRES ±
BUILDING HEIGHT:	15' ±
DOCKS:	2 (9' W x 10' H)
DRIVE-INS:	5 (8' W x 10' H)
ZONING:	IH (INDUSTRIAL, HEAVY)
SALE PRICE:	NEGOTIABLE



GOOGLE STREET VIEW



AERIAL



△ DRIVE-IN
|| DOCK

BEAVER RD

ADDITIONAL PHOTOS



INTERIOR PHOTOS



LOCAL BIRDSEYE



704

MARTIN LUTHER KING JR HWY

4WALL

SHERIFF RD

Maurice

perfectsettings

Maala

WHOLE FOODS MARKET

TempoGenius

Shapiro & Dunham

Benjamin Moore

PODS

TAYLORAFS

LYON BAKERY

amazon

TriMark

BUCKHEAD

ABC Supply Co. Inc.

FAIRMONT HEIGHTS HIGH SCHOOL

WHITSONS

COLUMBIA PARK RD

WASHINGTON

GOLD CRUST

SITE

BOWTIE PRODUCE COMPANY, INC.

Washington Cash & Carry

V-Nine Inc.

BEAVER RD

ANCHOR

NATIONAL ARCHIVES

METRO ACCESS

50

JOHN HANSON HWY



TRADE AREA

DRIVING DISTANCE TO:

 3.8 MILES
7 MIN. DRIVE

 0.9 MILES
3 MIN. DRIVE

 1.5 MILES
5 MIN. DRIVE

 28.6 MILES
35 MIN. DRIVE

 42 MILES
45 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 35 MILES
40 MIN.

WASHINGTON, DC 2.2 MILES
5 MIN.

PHILADELPHIA, PA 136 MILES
2 HRS. 10 MIN.

RICHMOND, VA 118 MILES
1 HR. 50 MIN.



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