WAREHOUSE BUILDING

7079 BROOKDALE DRIVE | ELKRIDGE, MARYLAND 21075

FOR **SALE**

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 39,934 SF ± warehouse building
- 3 dock high loading doors; 2 with pit levels and shelters
- 1 ground level drive-in loading door
- 1 oversized ground level drive-in loading door
- Fenced and paved for parking or outside storage
- Easy access to I-95, I-295, I-695, Rt. 100, Rt. 32
- Close proximity to BWI Airport and the Port of Baltimore

AVAILABLE:	39,934 SF ±
LOT SIZE:	1.89 ACRES ±
CLEAR HEIGHT:	14'-16' ±
DOCKS:	3 (2 W/ PIT LEVELERS AND SHELTERS)
DRIVE-INS:	2 (10' W x 12' H, 14' W x 12' H)
POWER:	160A/480V 3P
ZONING:	CE-CLI (HOWARD COUNTY, MD) [CORRIDOR EMPLOYMENT DISTRICT, CONTINUING LIGHT INDUSTRIAL OVERLAY]
SALE PRICE:	NEGOTIABLE

AERIAL

LOCAL **BIRDSEYE**

TRADE AREA

DRIVING DISTANCE TO:

100 — 0.9 MILES **2 MIN. DRIVE**

INTERSTATE 95 — 1.9 MILES **3 MIN. DRIVE**

295 — 3.1 MILES **4 MIN. DRIVE**

BWI Baltimore/Washington International Thurgood Marshall Airport — 6.9 MILES **8 MIN. DRIVE**

Port of Baltimore 1706 Helen Delich Bentley — 12.7 MILES **13 MIN. DRIVE** **(FAIRFIELD MARINE TERMINAL)**

BALTIMORE, MD	13.7 MILES **18 MIN.**
WASHINGTON, DC	29.5 MILES **42 MIN.**
PHILADELPHIA, PA	115.0 MILES **1 HR. 46 MIN.**
RICHMOND, VA	144.0 MILES **2 HRS. 10 MIN.**

FOR MORE INFO
CONTACT:

ANDREW MEEDER, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881
AMEEDER@mackenziecommercial.com

MATTHEW CURRAN, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203
MCURRAN@mackenziecommercial.com

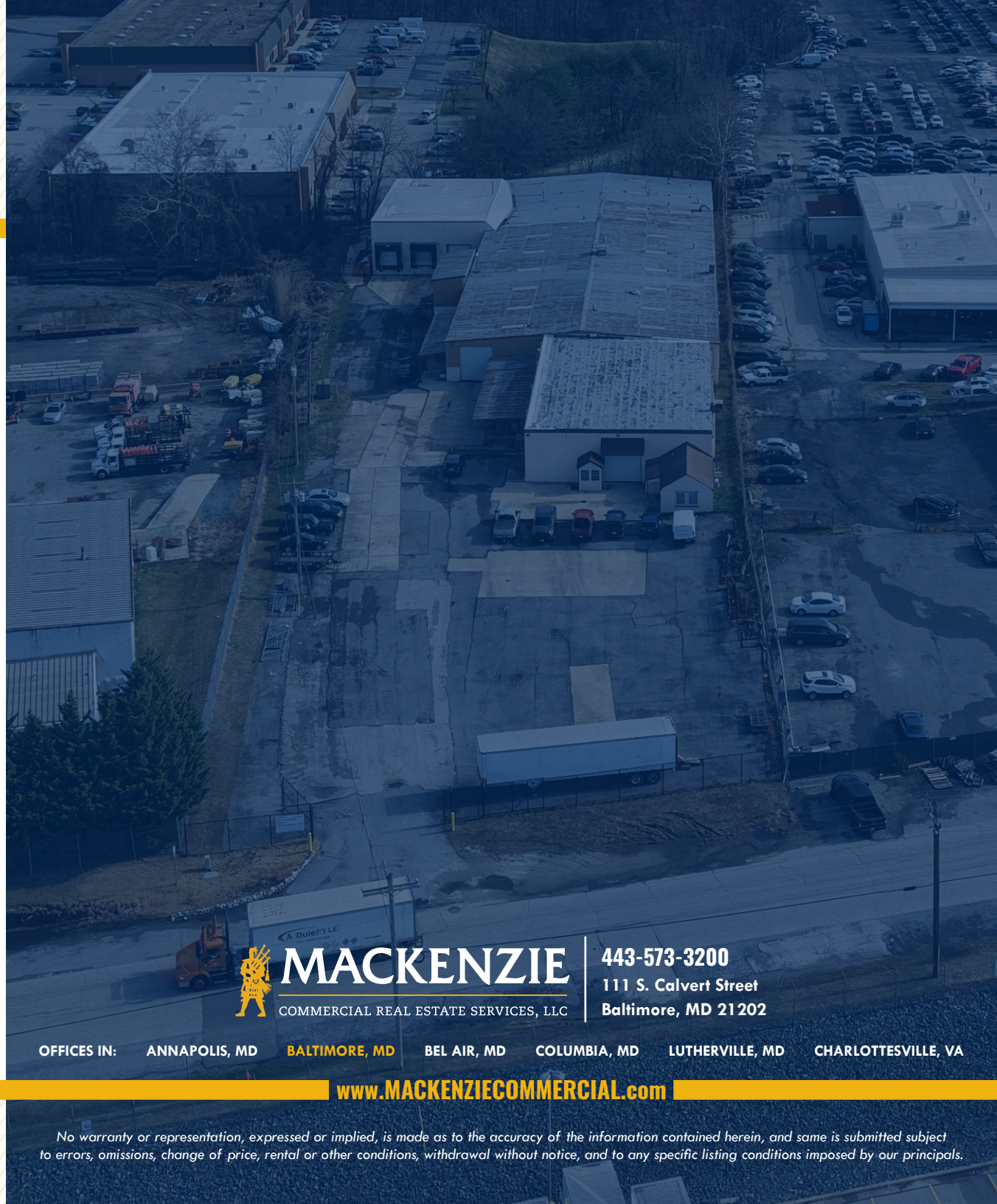
DANIEL HUDAK, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205
DHUDAK@mackenziecommercial.com

ALTON CURRY
REAL ESTATE ADVISOR

443.841.9780
ACURRY@mackenziecommercial.com

VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200
111 S. Calvert Street
Baltimore, MD 21202

OFFICES IN: ANNAPOLIS, MD | BALTIMORE, MD | BEL AIR, MD | COLUMBIA, MD | LUTHERVILLE, MD | CHARLOTTESVILLE, VA

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