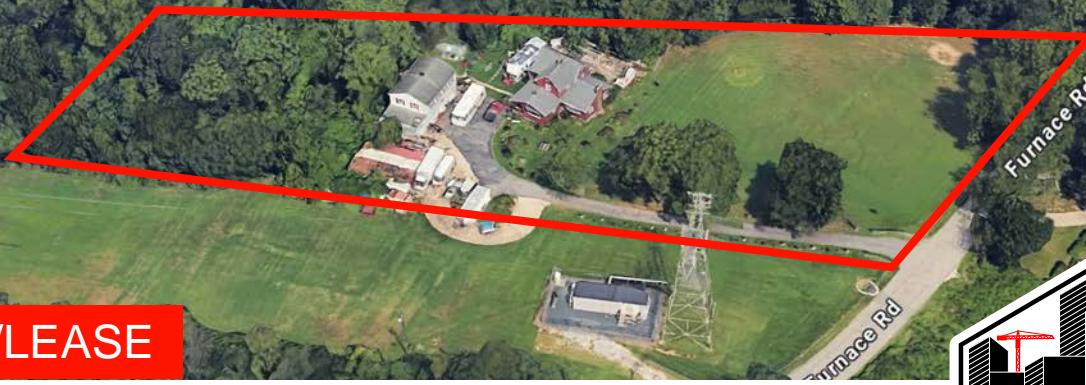


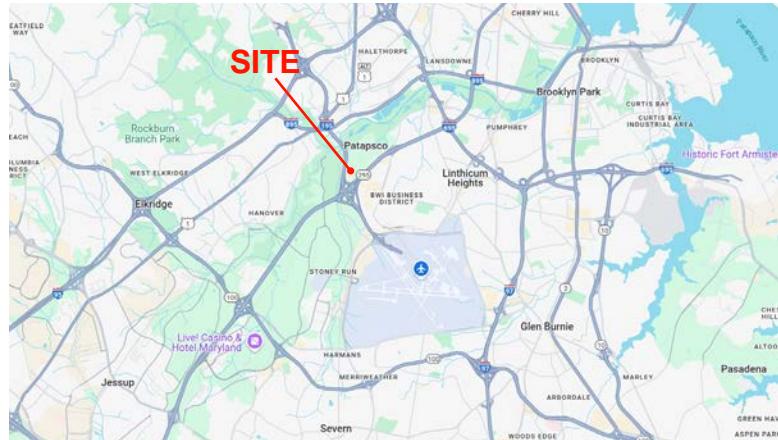
1326 FURNACE RD  
LINTHICUM HEIGHTS, MD 21090



SALE/LEASE

## Rare Contractor Yard – Industrial Property Within The Business District of Linthicum

- $\pm$  2.42 Acres zoned W2 with improvements:
  - $\pm$  3,100 sqft 2-story building
  - $\pm$  1,400 storage garage with 4 drive-ins
- Permitted grading plan in process
- Ideal for Contractor and Construction Yards, Light Manufacturing, outside storage, office users, and many more industrial users
- Prime location near a high-traffic commercial district
- Close Proximity to BWI and major Highways (I-695 and I-295)
- **Asking Price: \$1,998,000**
- **Lease Rate: \$10,000 per month NNN**



Main: 410-449-1144 · Fax: 410-983-3956 · friendre.com  
8436 Veterans Hwy, Millersville, MD 21108

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**YASMIN BANNAN**  
Commercial Salesperson  
**443-207-2886**  
ybannan@friendre.com

**KENNETH GRIFFIN, SIOR**  
Commercial Salesperson  
**410-914-1007**  
kgriffin@friendre.com

1326 FURNACE RD  
LINTHICUM HEIGHTS, MD 21090



**YASMIN BANNAN**  
*Commercial Salesperson*  
**443-207-2886**  
[ybannan@friendre.com](mailto:ybannan@friendre.com)



**KENNETH GRIFFIN, SIOR**  
*Commercial Salesperson*  
**410-914-1007**  
[kgriffin@friendre.com](mailto:kgriffin@friendre.com)



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