



AZAR INDUSTRIAL COMPLEX

100-139 ROESLER ROAD | GLEN BURNIE, MARYLAND 21060

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Located immediately off of MD Route 2 (Governor Ritchie Highway)
- Close proximity to I-97
- 15 minute drive to BWI Airport
- C-4 (Commercial - Highway) zoning

AVAILABLE:

BLDG. 2	SUITE 115:	1,905 SF ± (OFFICE)	CAN BE COMBINED TO 3,832 SF
BLDG. 2	SUITE 154:	791 SF ± (OFFICE)	
BLDG. 2	SUITE 150-152:	1,136 SF ± (OFFICE)	
BLDG. 2	SUITE 117:	3,900 SF ± (WAREHOUSE, 1 DRIVE-IN)	
BLDG. 2	SUITE 119B:	2,600 SF ± (WAREHOUSE, 1 DRIVE-IN)	
BLDG. 2	SUITE 142-144:	5,457 SF ± (WAREHOUSE, 1 DRIVE-IN)	



3
BUILDINGS
TOTALING
157,276 SF

BUILDING 2
125-148 ROESLER RD

BUILDING 3
122-124 ROESLER RD

SUITE 117
3,900 SF ±
WAREHOUSE AVAIL.

SUITE 119B
2,600 SF ±
WAREHOUSE AVAIL.

BUILDING 1
100-120 ROESLER RD

SUITES 115, 154, 150-152
UP TO 3,832 SF ±
OFFICE AVAILABLE

SUITE 142-144
5,457 SF ±
WAREHOUSE AVAIL.

2
GOVERNOR RITCHIE HWY



GOOGLE STREET VIEW

SITE PLAN

AVAILABLE	SF
SUITE 115	1,905
SUITE 154	791
SUITE 150-152	1,136
SUITE 117	3,900
SUITE 119B	2,600
SUITE 142-144	5,457

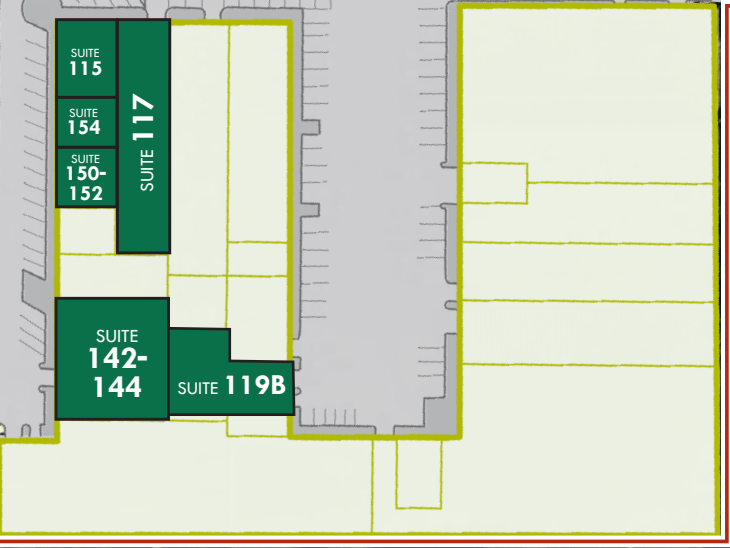
CAN BE COMBINED TO
3,832 SF

BUILDING 3 122-124 ROESLER RD

BUILDING 1 100-120 ROESLER RD

ROESLER RD

GOVERNOR RITCHIE HWY



BUILDING 2 125-148 ROESLER RD



SUITES 115, 154, 150-152 (OFFICE)

BLDG. 2



**ALL 3
SPACES CAN
BE COMBINED
UP TO
3,832 SF**



SUITE 117 (WAREHOUSE)

BLDG. 2



SUITE 117
3,900 SF ±
AVAILABLE

SUITE 119B (WAREHOUSE) BLDG. 2

SUITE 119B
2,600 SF ±
AVAILABLE



SUITE 142-144 (WAREHOUSE) BLDG. 2

SUITE 142-144
5,457 SF ±
AVAILABLE



LOCAL BIRDSEYE



ShopRite
BEST BUY
five BELOW
at home
DXL
Advance Auto Parts
Pizza Hut

LOWE'S
FedEx
Giant
TACO BELL

ALDI
DICK'S SPORTING GOODS
ROSS
petco
BIG LOTS!
CHUCK E. CHEESE
Panera
DOLLAR TREE
QDOBA

amazon fresh
TARGET
SALLY BEAUTY
Burlington
GNC
OLLIE'S BARGAIN OUTLET
BONEFISH GRILL
Chick-fil-A
COLD STONE
SUNTRUST

COSTCO
PETSMART
McDonald's
ReStore
LL Flooring
West Marine

McDonald's
Checkers
Wendy's
MATTRESS FIRM

ExtraSpace
WILKINS
BUICK
GMC
SUBARU

Walmart

StorageMart

DW
DOVELL & WILLIAMS
An Indel Power Group Company

Patient First

Wawa

Friendly's

IHOP

DUNKIN'

POPEYES
jiffylube

Bob Bell
Ford
HYUNDAI

Public Storage

MAISEL BROS. INC.

Brown's
Honda City

EXXON
Bank of America

Brown's
TOYOTA OF GLEN BURNIE

BAYMEADOW INDUSTRIAL PARK

GLEN BURNIE CROSSING

SITE

GLEN HAVEN MEMORIAL PARK



MARKET AERIAL

- INDUSTRIAL/BUSINESS PARK
- RETAIL CENTER



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