



FOR **LEASE**

INDUSTRIAL WAREHOUSE w/ OUTDOOR STORAGE

5495 LEVERING AVENUE | ELKRIDGE, MARYLAND 21075

LEASING OPTION 2

10,000 SF ± w/ .75 AC ± OF IOS

LEASING OPTION 1: ENTIRE SITE

37,400 SF ± w/ 2.6 AC ± OF IOS

LEASING OPTION 3

27,000 SF ± w/ 1.85 AC ± OF IOS



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 37,400 SF \pm industrial warehouse on with outdoor storage on 5.2 acres \pm
- Leasing Options:
 - » 1. Entire 37,400 SF \pm with 2.6 acres \pm of IOS
 - » 2. 10,000 SF \pm with .75 acres \pm of IOS
 - » 3. 27,000 SF \pm with 1.85 acres \pm of IOS
- Superior loading
- Easy access to I-95, I-895, I-195 and I-695
- Close to BWI Airport and the Port of Baltimore

BUILDING SIZE:	37,400 SF \pm
WAREHOUSE:	32,400 SF \pm
OFFICE:	5,000 SF \pm
LOT SIZE:	5.2 ACRES \pm
CLEAR HEIGHT:	VARIABLE (SEE PG. 3)
DOCKS:	21
DRIVE-INS:	14 (OVERSIZED)
POWER:	3 PHASE
ZONING:	M-2 (MANUFACTURING: HEAVY DIST.)



AERIAL OVERVIEW




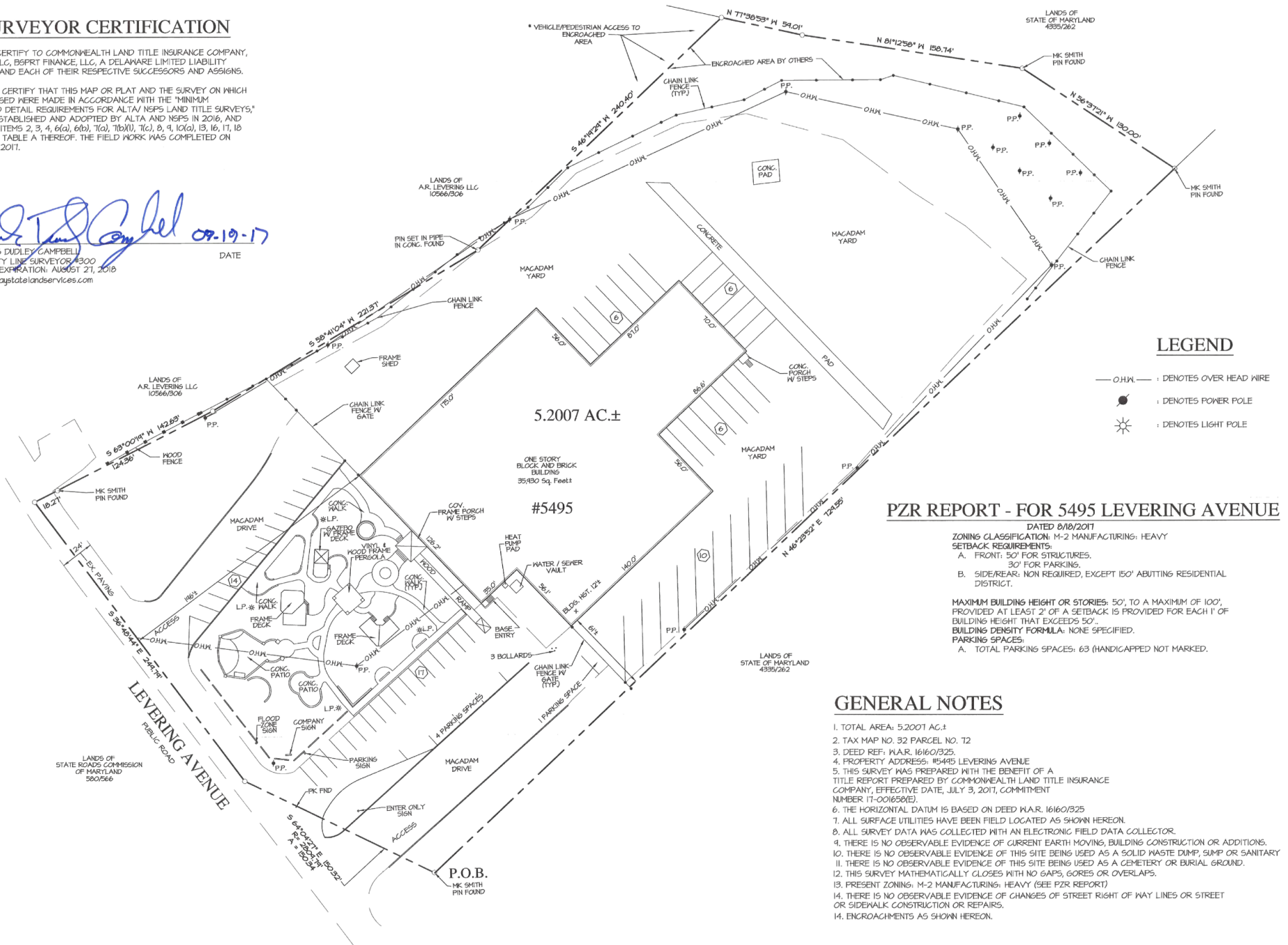
ALTA SURVEY

SURVEYOR CERTIFICATION

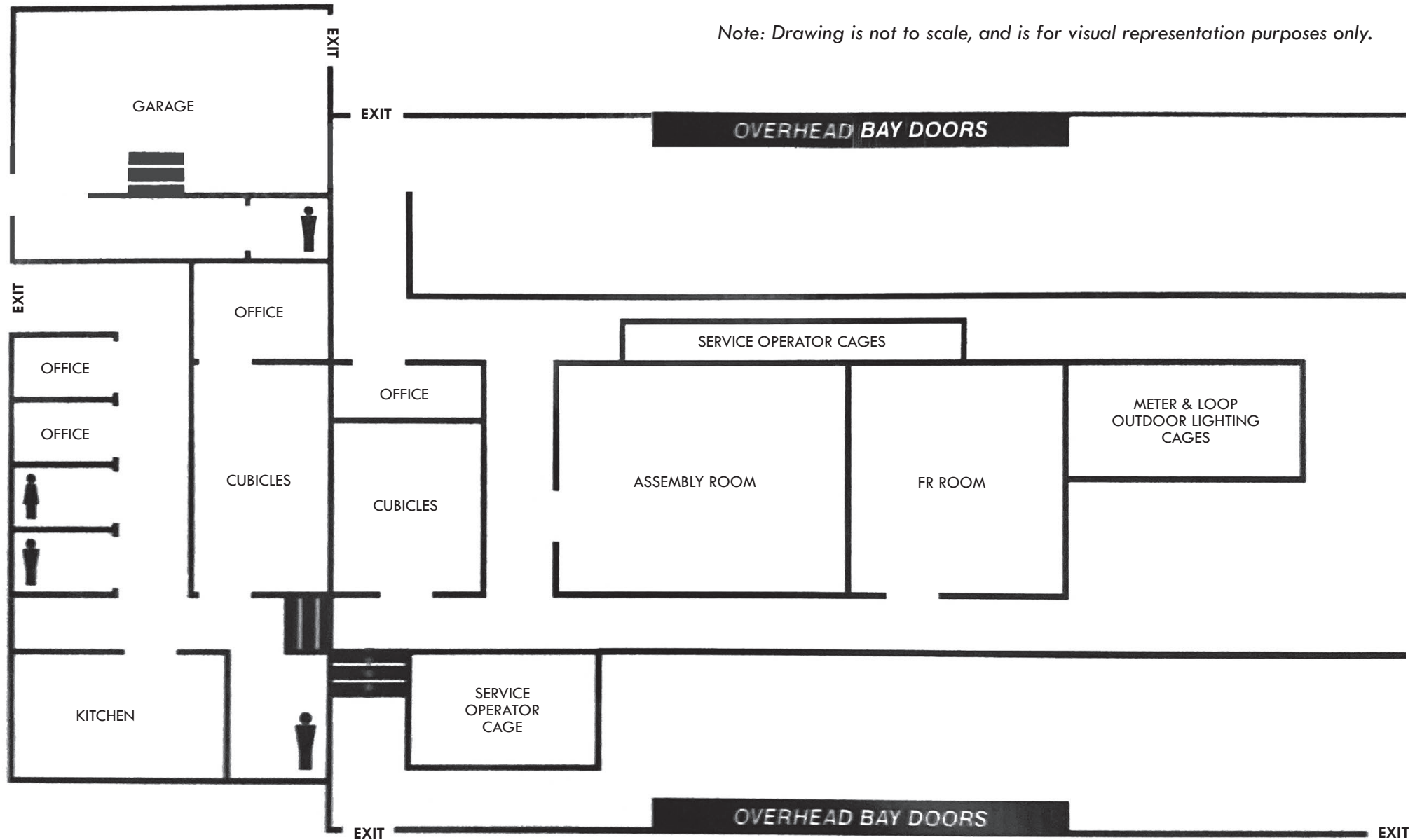
I HEREBY CERTIFY TO COMMONWEALTH LAND TITLE INSURANCE COMPANY, GIP 2017 LLC, B9PRT FINANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND CONTAINS ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 8, 2017.


CHARLES DUDLEY CAMPBELL
PROPERTY LINE SURVEYOR #300
LICENSE EXPIRATION: AUGUST 21, 2018
dudley@baystate-land-services.com
DATE 08-19-17



FLOOR PLAN: OFFICE



PHOTOS



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**

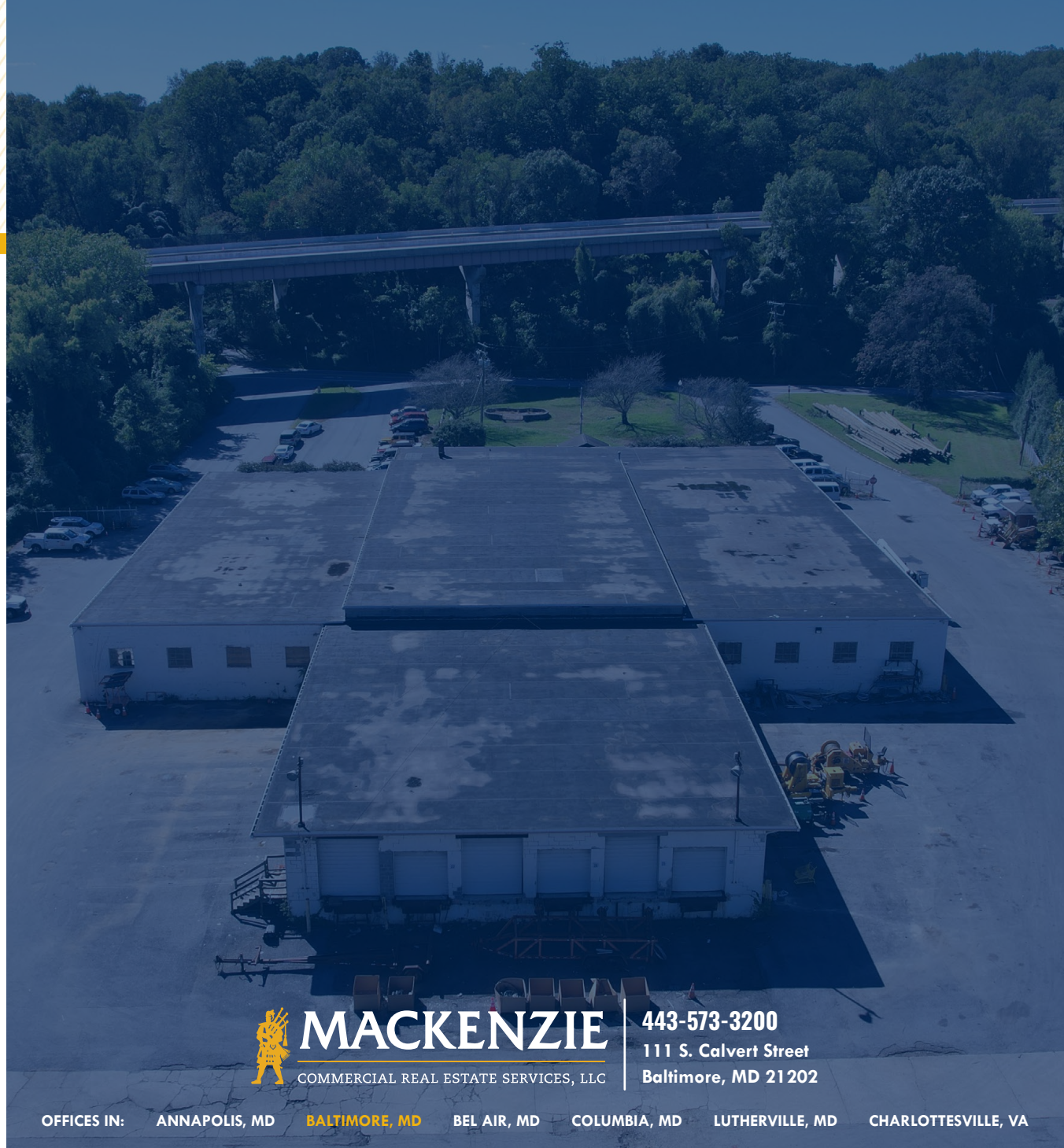
REAL ESTATE ADVISOR

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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