



# For Sale/Lease

6752 Baymeadow Drive,  
Glen Burnie, MD 21060

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# Property Overview

Building Size	120,000 square feet
SF Available	120,000 square feet
Area Office SF	Original office is approximately 17,500 square feet
Built	1984
Parking Ratio	.93 spaces per 1,000 square feet (112 total parking spaces)
Ceiling Height	24' clear
Column Spacing	50'W x 60'D
Loading	Sixteen (16) dock-high (48") doors will be created as well as one (1) drive-in door.
Docks	Sixteen (16)
Truck Court	122'6" deep. Truck court can be fenced, gated and secured.
Sprinklers	Wet system
Power	4,000 amps, 277/480 volt primary electric service. Building features a Kohler 450 KW back-up diesel generator with 800 gallon diesel fuel tank.
Lighting	High bay LED lights to be installed.

## Additional Notes

- Building is currently used as an R&D and Administrative Center for an inorganic chemical manufacturer. Ownership will repurpose the building back to its original use as a warehouse/distribution center by removing all internal improvements leaving the original office component.



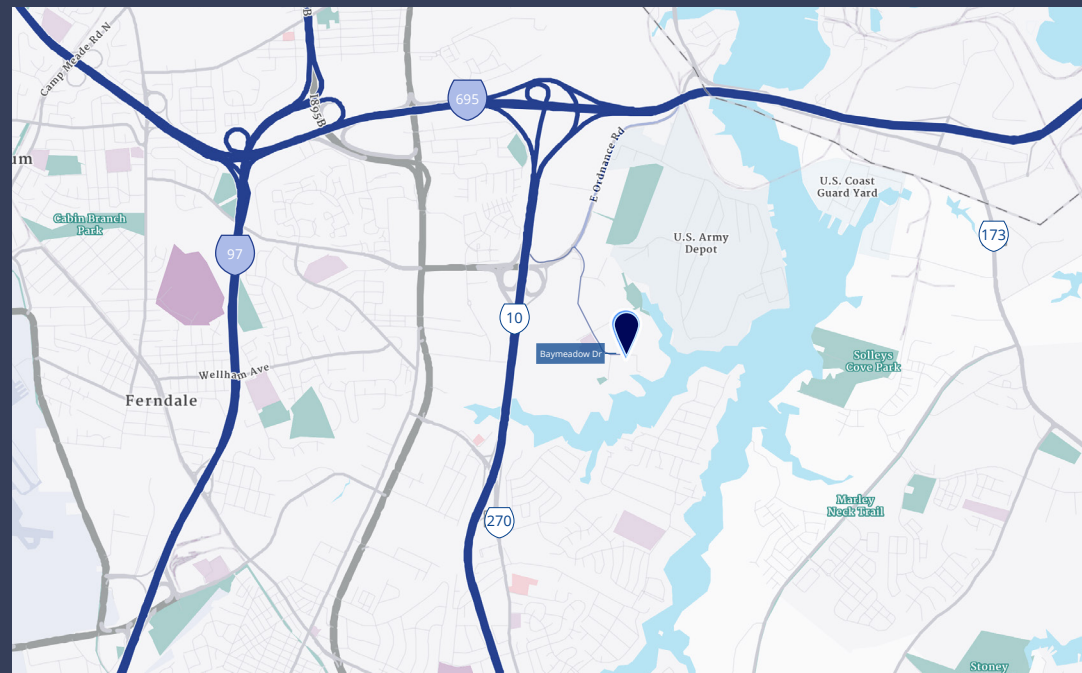


## Key Features

Free-standing warehouse/distribution center with a clear ceiling height of 24', superior column spacing of 50'W x 60'D, 16 dock doors creating a floor area to dock ratio of 7,500 square feet per dock; one (1) drive-in door and 112 parking spaces creating a parking ratio of .93 spaces per 1,000 square feet. The 122'6" deep truck court may be fenced, gated and secured.

## Location Features (access to interstates):

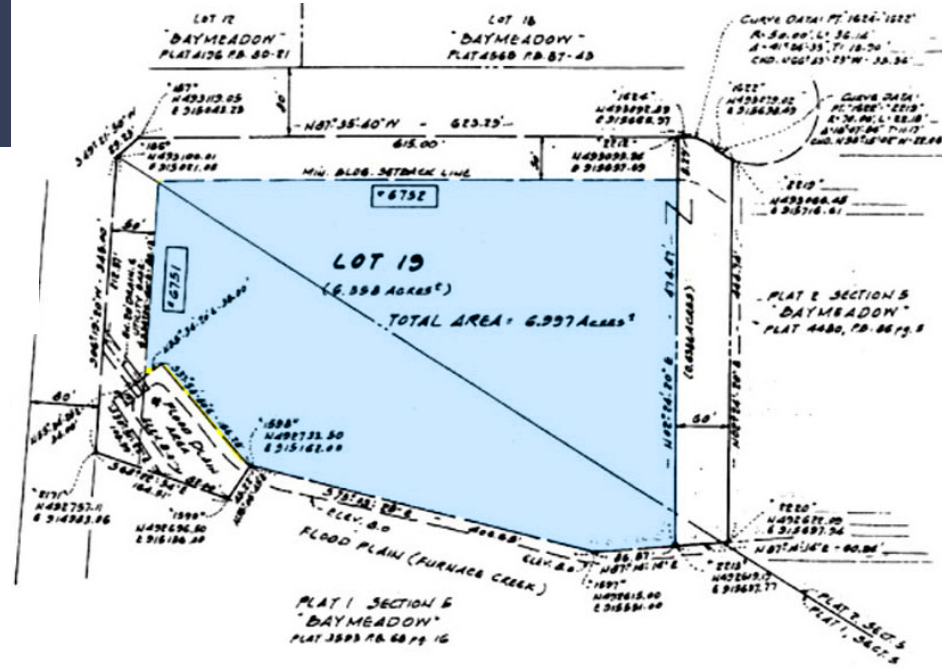
The Baymeadow Industrial Park is a 220 acre multi-use business park featuring a zoning classification of W-1 (Industrial Park District) in Anne Arundel County, Maryland. Property enjoys great ingress/egress located one exit South of the Baltimore Beltway (I-695). Plus, a very rare amenity for an industrial building, the property enjoys a waterfront location on Furnace Creek, a tributary of the Patapsco River which creates the Harbor for Baltimore, MD.



# Site Overview & Building Layout

Baymeadow Dr

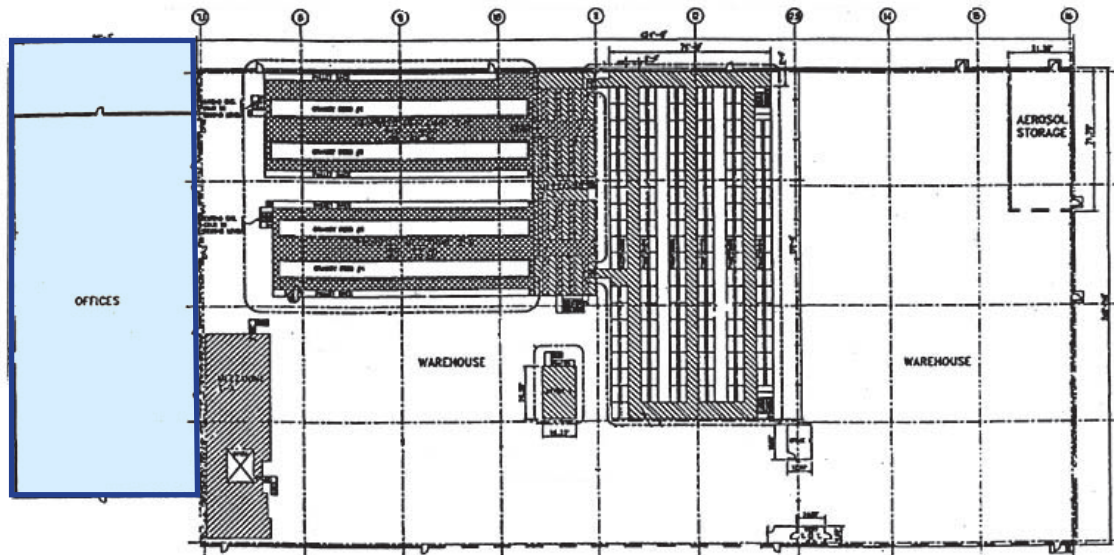
Waterview Court



## Plat Map

Property Boundary

Ingress/Egress



## Floor Plan

Office Space



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