

**IOS**  
**1.5 Acres**  
**Available**

**BLDG 1**  
**11,790 SF**  
**Available**

**BLDG 2**  
**10,000 SF**  
**AVAILABLE**

**FOR SALE OR LEASE**  
**AVAILABLE IMMEDIATELY**

**1701 Leland Avenue**  
Middle River, MD 21220





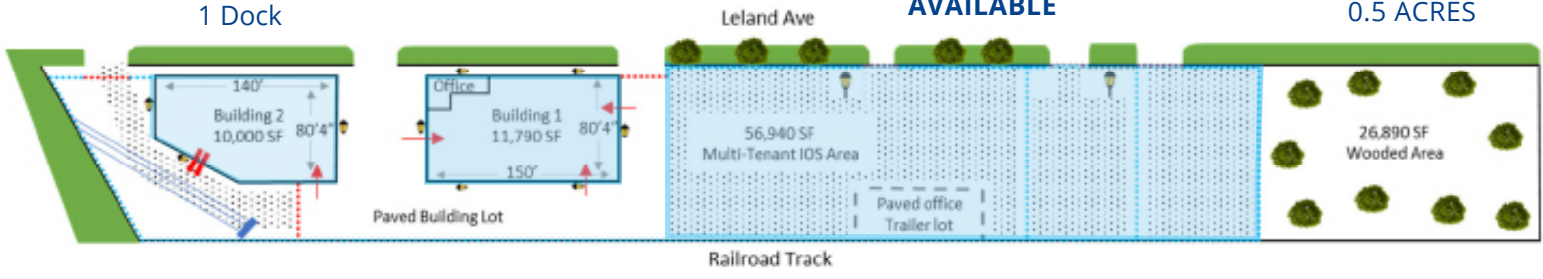
# Site

**BUILDING 2**  
**10,000 SF**  
 Small Office  
 17'3" - 21'2"  
 Clear Height  
 1 Drive-in  
 1 Dock

**BUILDING 1**  
**11,790 SF**  
 Small Office  
 22'3"-26'3"  
 Clear Height  
 3 Drive-ins

**Existing IOS**  
**1.5 ACRES**  
**AVAILABLE**

**Future IOS**  
**0.5 ACRES**



- Gravel
- Gate
- Outdoor lighting
- Drive in
- Transmission pole & wires
- Fence
- Loading Dock

# Zoning

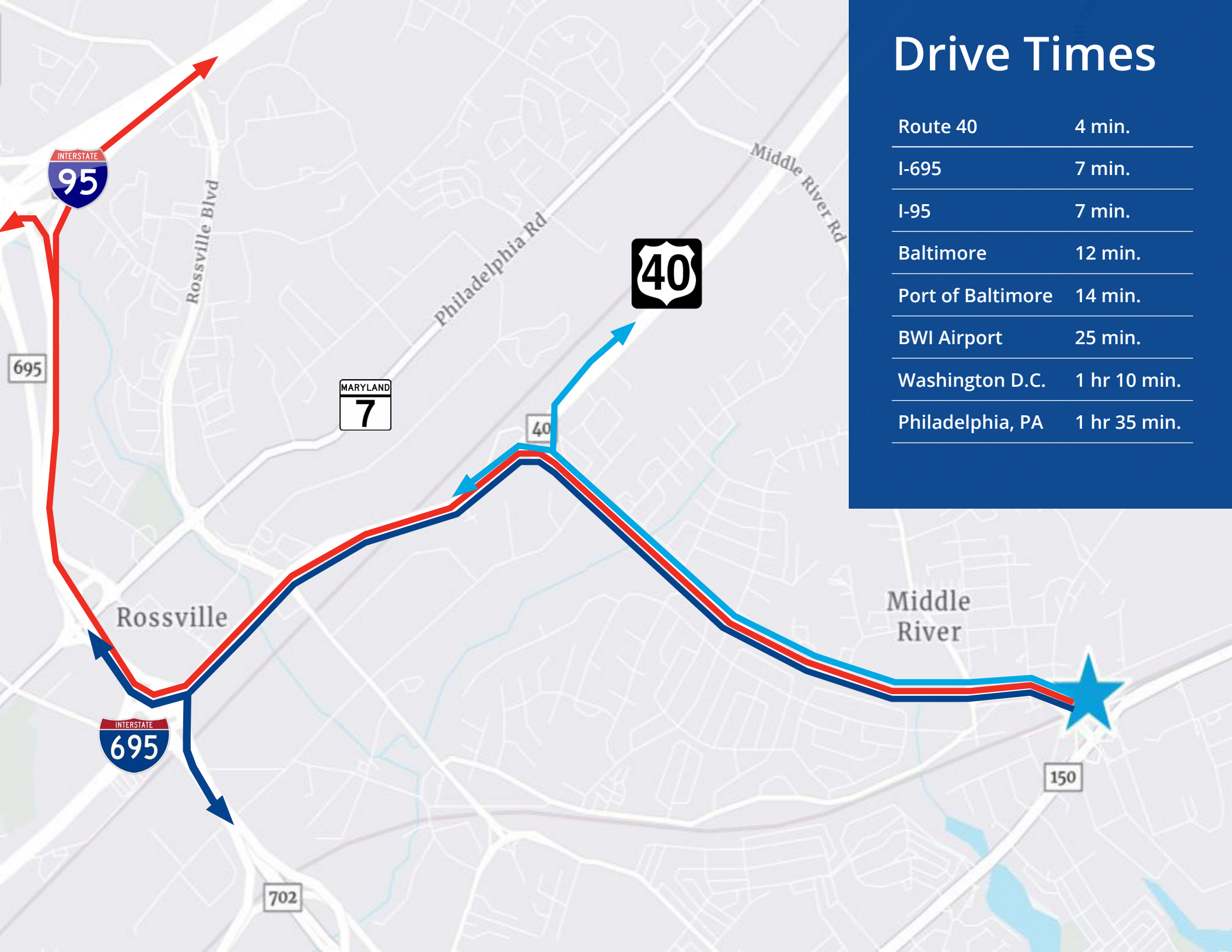
**Business Major (BM)**

**Manufacturing Light (ML)**



# Drive Times

Route 40	4 min.
I-695	7 min.
I-95	7 min.
Baltimore	12 min.
Port of Baltimore	14 min.
BWI Airport	25 min.
Washington D.C.	1 hr 10 min.
Philadelphia, PA	1 hr 35 min.



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