

FOR LEASE

7056 Aviation Blvd
GLEN BURNIE, MARYLAND

Outdoor Storage/Fleet Parking Near BWI Airport
1.69 Usable Acres with a 2,704 SF Service Building
C4-Zoning Allows Various IOS & Car/Truck Parking Uses



Marcus & Millichap

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Property Summary

Site Highlights

- 5-minute Drive to BWI
- Quick Access to I-95, I-97, and I-695
- Gravel Surface & Fenced
- Electric Service & Water Onsite
- Includes 2,704 SF Service Building with 4 Drive-In Doors
- High Visibility from Aviation Blvd and N Hammonds Ferry Rd

Select C4 Permitted Uses

- Auto/Truck Detailing Shops
- Auto/Truck Repair and Painting Facilities
- Auto/Truck Rental Establishments
- Auto/Truck Towing Storage Yards
- Auto/Truck Vehicle Sales
- Building Material Storage Yards
- Contractor/Construction Yards
- Equipment Sales, Repair, and Storage
- Moving/Storage Establishments
- Outside Storage as a Principal Use
- Parking Lots

C4 Use Table

https://codelibrary.amlegal.com/codes/annearundel/latest/annearundelco_md/0-0-0-118693



Lease Summary

Asking Rent: \$18,400/Mo. NNN

Lease Term: 10 Years

List Price: \$3,190,000 *

** The owner is willing to sell the property for \$3,190,000. However, the owner cannot close on a sale until June 2026.*



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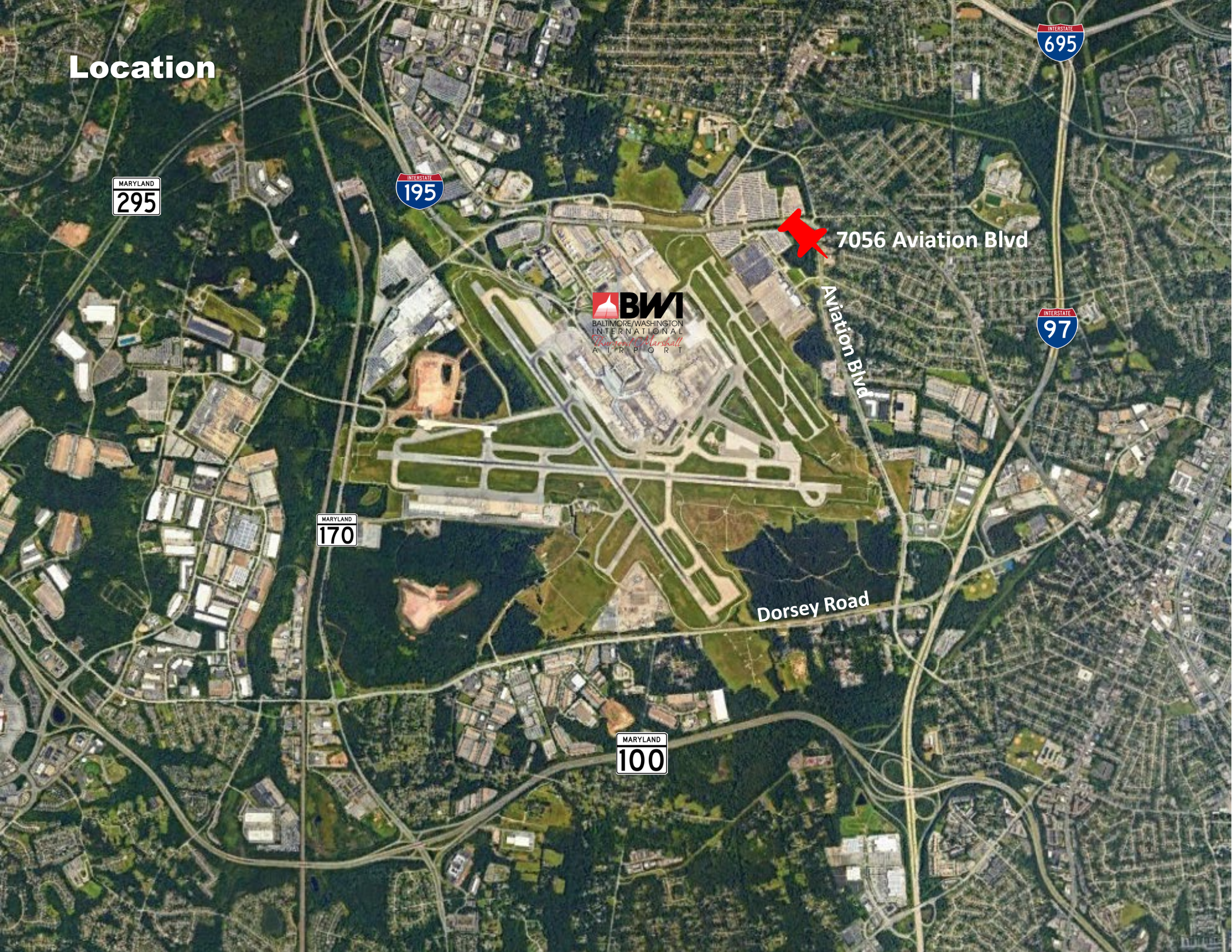
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Location



7056 Aviation Blvd

Aviation Blvd

Dorsey Road

Aviation Blvd

Aviation Blvd



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Listing Contacts

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