



# CONTRACTORS STORAGE YARD

6724 BINDER LANE | ELKRIDGE, MARYLAND 21075

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Industrial contractors storage yard
- 2,000 SF ± office building on 1.71 acres ±
- Paved and fenced
- Easy access to Route 1 (Washington Boulevard), Route 11 and I-95
- Close proximity to BWI Airport



BUILDING SIZE:

2,000 SF ±

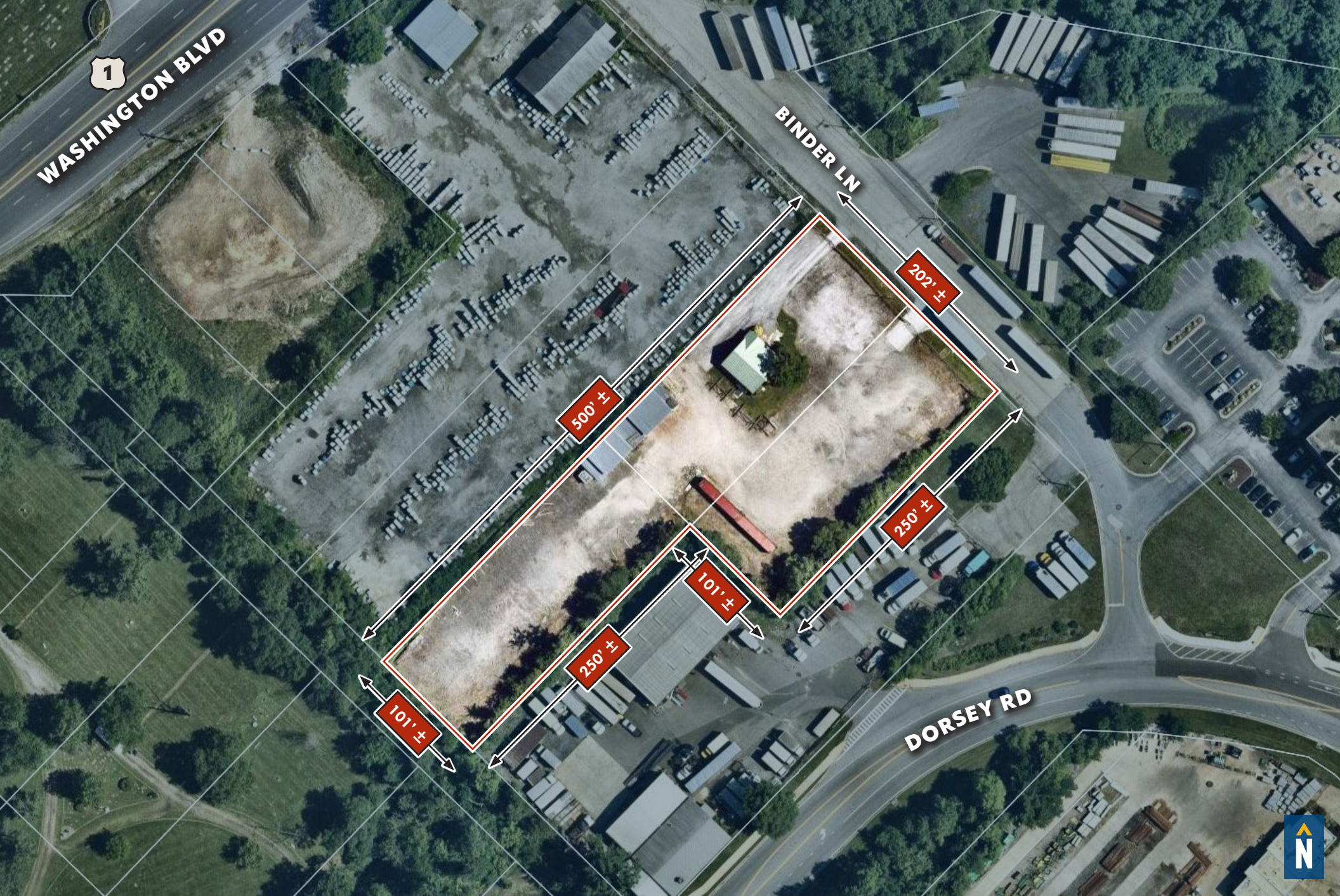
LOT SIZE:

1.71 ACRES ±

RENTAL RATE:

NEGOTIABLE

# AERIAL



WASHINGTON BLVD

BINDER LN

DORSEY RD

500' ±

202' ±

250' ±

101' ±

250' ±

101' ±



# LOCAL BIRDSEYE



SAVAL  
FOODSERVICE

THE  
REFINERY

1

WASHINGTON BLVD

SUNBELT  
RENTALS

DORSEY RD

TECHO—BLOC

BINDER LN

BW  
Best Western  
PLUS

Stained  
Glass Pub



# TRADE AREA

## DRIVING DISTANCE TO:

**1** 0.6 MILES  
2 MIN. DRIVE

**100** 1.1 MILES  
3 MIN. DRIVE

**95** 2.6 MILES  
6 MIN. DRIVE

**BWI** BALTIMORE WASHINGTON INTERNATIONAL  
THUNDERBOLT MARSHALL AIRPORT  
6.2 MILES  
8 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
12.7 MILES  
14 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)

**BALTIMORE, MD** 14.0 MILES  
20 MIN.

**WASHINGTON, DC** 28.8 MILES  
50 MIN.

**PHILADELPHIA, PA** 118.0 MILES  
2 HRS. 0 MIN.

**RICHMOND, VA** 143.0 MILES  
2 HRS. 25 MIN.



# FOR MORE INFO **CONTACT:**



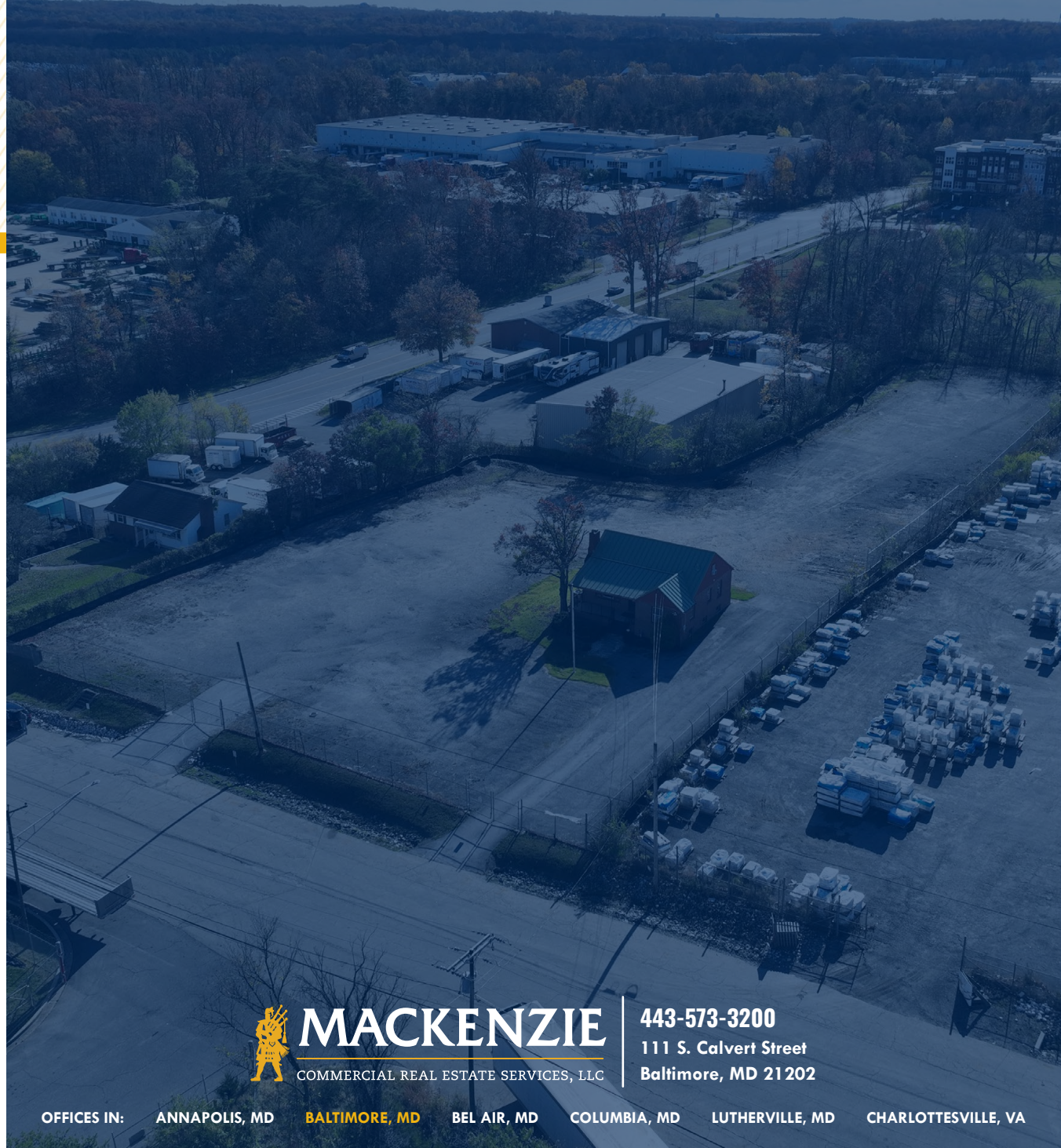
**ANDREW MEEDER, SIOR**  
*SENIOR VICE PRESIDENT & PRINCIPAL*  
**410.494.4881**  
AMEEDER@mackenziecommercial.com



**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



**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

[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.