

OFFICE / WAREHOUSE BUILDING



8611  
larkin road

Savage, MD 20763



68,325 SF  
FOR SALE

ATI  
CBRE

## Property Highlights

Located in the heart of the Baltimore / Washington Corridor, **8611 Larkin Road** sits within the Corridor Industrial Park, a master-planned industrial park with excellent **access to I-95** via Maryland Route 32. The limited inventory of industrial properties of comparable size for sale in the area make this property an **excellent investment**.

The building includes an elevator-served, two-story **office** totaling 15,842 square feet. The warehouse features **freezer/cooler** space and includes a **fenced yard**.



### BUILDING SIZE:

68,325 ± square feet

### LOT SIZE:

8.1 acres

### DRIVE INS:

3 at grade drive in doors

### DOCK HIGH LOADING:

10 docks  
9 equipped with pit levelers, seals, and lights

### CLEAR HEIGHT:

24' - 25'

### YEAR BUILT:

1982

### HEAT:

Oil fired

### POWER:

600 amps of 480v  
3-phase 4 wire service

### ZONING:

M-2: Heavy Industrial, Howard County

### INTERNET SERVICE:

Verizon

### FREEZER:

-2 to 0 degrees F (4,548 SF)

### COOLER:

+36 degrees F (1,730 SF)

**8611**  
Larkin Road



**TOTAL BUILDING SIZE:**  
68,325 SF

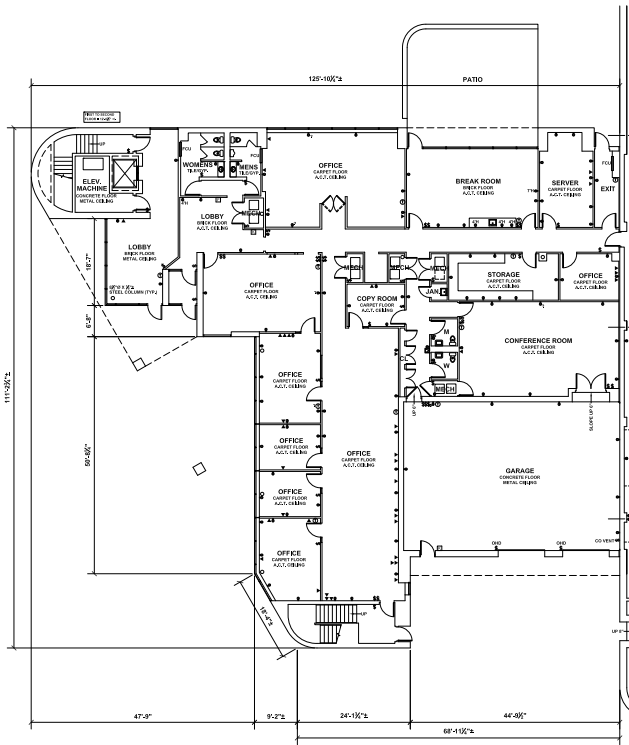
**FIRST FLOOR OFFICE:**  
7,756 SF

**SECOND FLOOR OFFICE:**  
8,086 SF  
elevator served

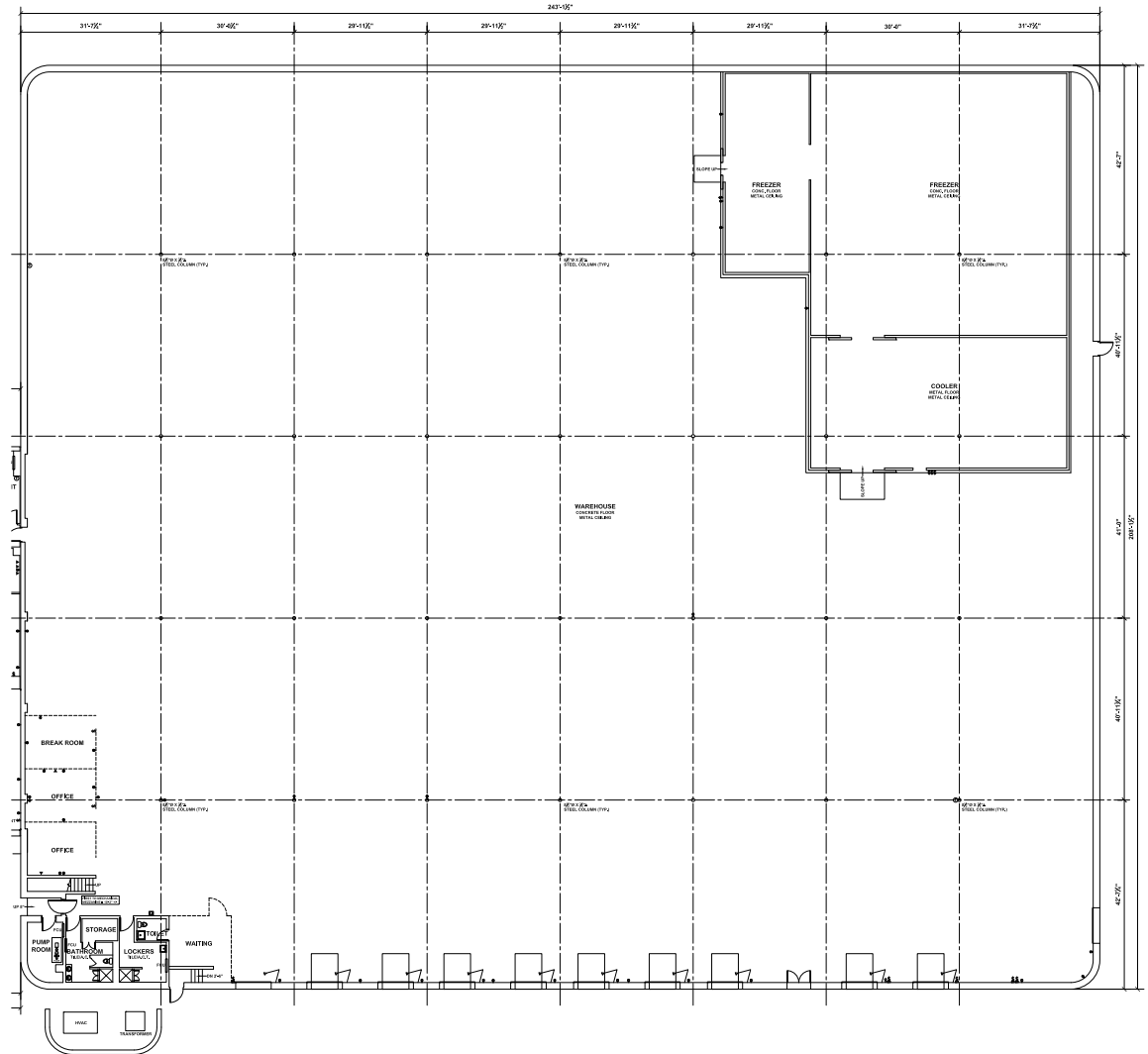
# 8611

Larkin Road

# FIRST FLOOR PLANS



EXISTING FIRST FLOOR PLAN - ELECTRICAL FIXTURE PLAN

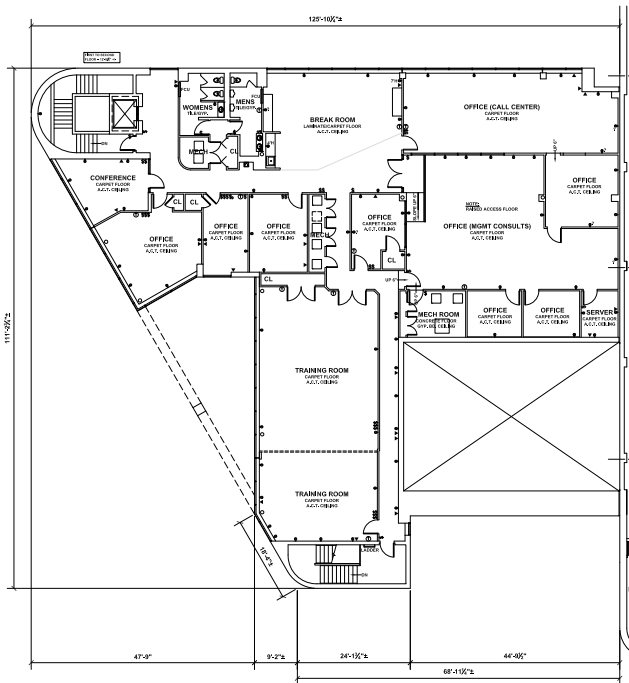


EXISTING FIRST FLOOR PLAN - ELECTRICAL FIXTURE PLAN

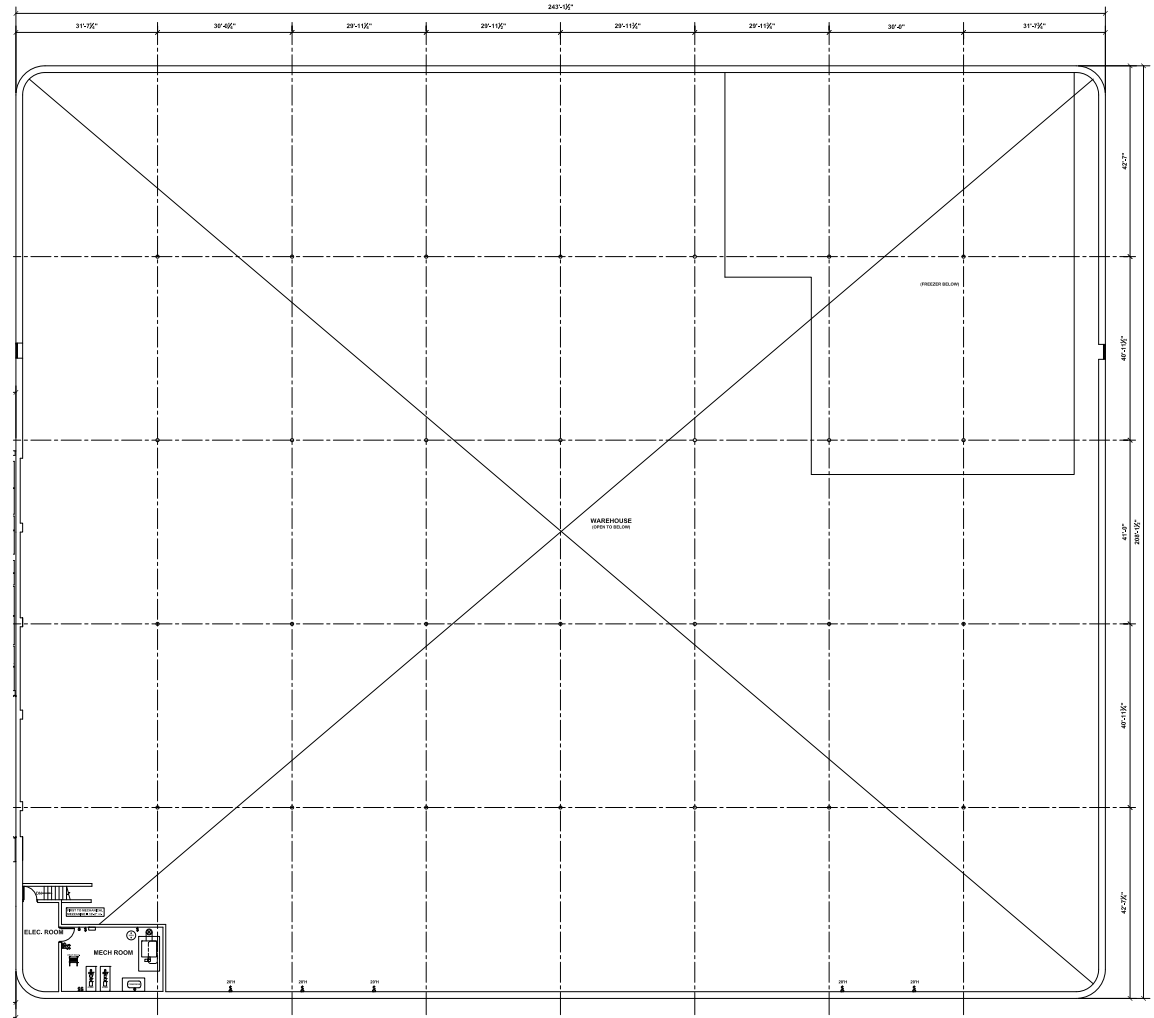
# 8611

Larkin Road

# SECOND FLOOR PLANS



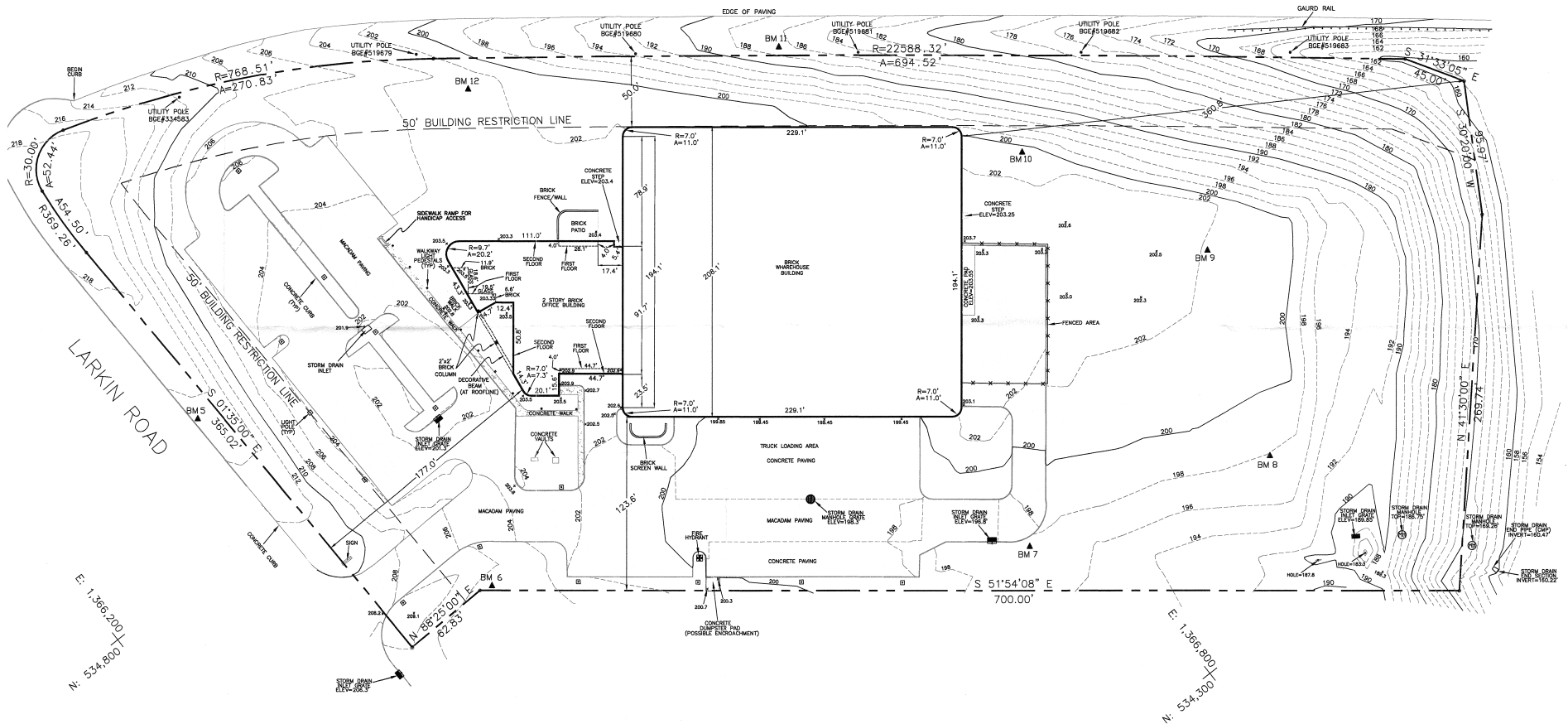
**B** EXISTING SECOND FLOOR PLAN - ELECTRICAL FIXTURE PLAN



**B** EXISTING WAREHOUSE MEZZANINE PLAN - ELECTRICAL FIXTURE PLAN

**8611**  
Larkin Road

CORRIDOR ROAD



# LOCATION

- 4** Minutes to Route 32
- 6** Minutes to I-95
- 22** Minutes to 695 / Baltimore Beltway
- 18** Minutes to 495 / DC Beltway
- 16** Minutes to BWI Airport



# 8611

Larkin Road



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