

1449 Odenton Road

ODENTON, MARYLAND

17,640 SF Warehouse Plus 2,500 SF Usable Mezzanine
Fully Fenced with Large Parking/Outdoor Storage Area
16' to 19'8" Clear Heights | 6 Docks & 3 Drive-In Doors



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Marcus & Millichap

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Marcus & Millichap

Offering Summary

**1449 Odenton Road
Odenton, MD 21113**

Price:	\$3,050,000 (\$173/SF)
Building RBA:	17,640 SF *
Building Footprint:	15,840 SF
Warehouse:	13,990 SF
Office:	3,650 SF
Mezzanine:	2,500 SF
IOS/Parking Area:	21,500 SF
Lot Size:	1.28 Acres
Zoning:	OTC-T

- *There is a small tenant with a one-year lease that occupies 2,500 SF of warehouse space and the 2nd story office space. They pay \$4,960.00/Month and are responsible for property upkeep/maintenance and for their utility usage.*
- *All measurements are approximate. Public record states the building is 14,682 SF. However, the footprint of the building measures 15,840 SF. In addition, there is a +/- 1,800 SF second story office area which was counted in the stated 17,640 SF building size. In addition, there is a usable 2,500 SF mezzanine area that was excluded from the 17,640 SF building size.*

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Building & Location Features

- 
- 17,640 SF Metal Warehouse (Measurement Includes Small 2nd Story Office Area)
 - 13,990 SF of Warehouse Space and 3,650 SF of Office Space
 - Additional 2,500 SF Mezzanine Area (Excluded from Building Size)
 - 6 Loading Docks and 3 Drive-In Doors
 - 16'-19'8" Ceiling Height
 - 21,500 SF (0.49 Acres) Paved IOS/Parking Area
 - Reception Area, Break Room, 2 Private Offices, 1 Large Co-Working Area in 1st Floor Office Space
 - Co-Working Areas, Break Room, Additional Storage Space in 2nd Floor Office Space
 - 5 Bathrooms (2 in Office Area & 3 in Warehouse)
 - Building Can Be Subdivided For Multiple Tenants
 - Nearby Many Apartment Buildings, Retail, and the Odenton MARC Station
 - 2-Minute Drive to Route-32 On-Ramp
 - 8-Minute Drive to I-97
 - Located 15 Minutes from BWI Airport, 30 Minutes from Downtown Baltimore, and 45 Minutes from Washington, D.C.

Executive Summary

Marcus & Millichap is pleased to exclusively represent the ownership in the sale of 1449 Odenton Road, Odenton, MD. This 17,640 SF warehouse sits on a 1.28-acre lot with a large, 21,500 SF paved parking/outdoor storage area. It is conveniently located just 2 minutes from the Route-32 on-ramp, providing quick access to I-97. The property is within 15-minutes of BWI Airport, 30-minutes to Downtown Baltimore, and 45-minutes to Washington, D.C.

In total, the building features 13,990 SF of warehouse, 3,650 SF of office and an additional 2,500 SF mezzanine space that was excluded from the total building size. The warehouse has 6 loading docks, 3 drive-in doors, and ceiling heights ranging from 16'-19'8". Additionally, the fully fenced property features about half an acre of parking/outdoor storage space. The layout of the building would allow it to be subdivided for multiple tenants.

The office area is two stories with two separate stairways connecting the two floors. The first-floor features 1 large co-working space, 2 private offices, reception area, storage room, break room, and 1 bathroom. The second-floor consists of 2 co-working spaces, 2 storage rooms, a break room, and 1 bathroom.

While the building will be delivered mostly vacant, 3,500 SF is leased to a flooring business with 1-year remaining on their lease. This lease can be terminated with a 60-day written notice by Landlord or Tenant.

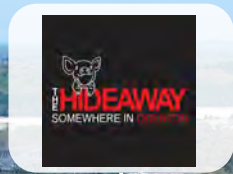
The property is zoned OTC-T (Odenton Town Center-Transition) which permits a mixture of light industrial, retail, and office uses. The following are some, among many, uses permitted by right: auto repair and detailing, brewery, equipment sales and repair, gym/fitness uses, and home/hardware/building supply stores.

Located just off Annapolis Road (28,250 AADT) and the Route-32 on-ramp, the property is surrounded by a mix of residential, light industrial, and retail amenities serving a population of 140,328 within a 5-mile radius.

This opportunity is ideal for a local or regional business seeking warehouse space with ample loading, high clear heights, and convenient access to major highways, strategically positioned between Baltimore and Washington, D.C.



Surrounding Area




The Echelon at Odenton
244 Units

The Village at
Odenton Station

1449 Odenton Road
Odenton, MD

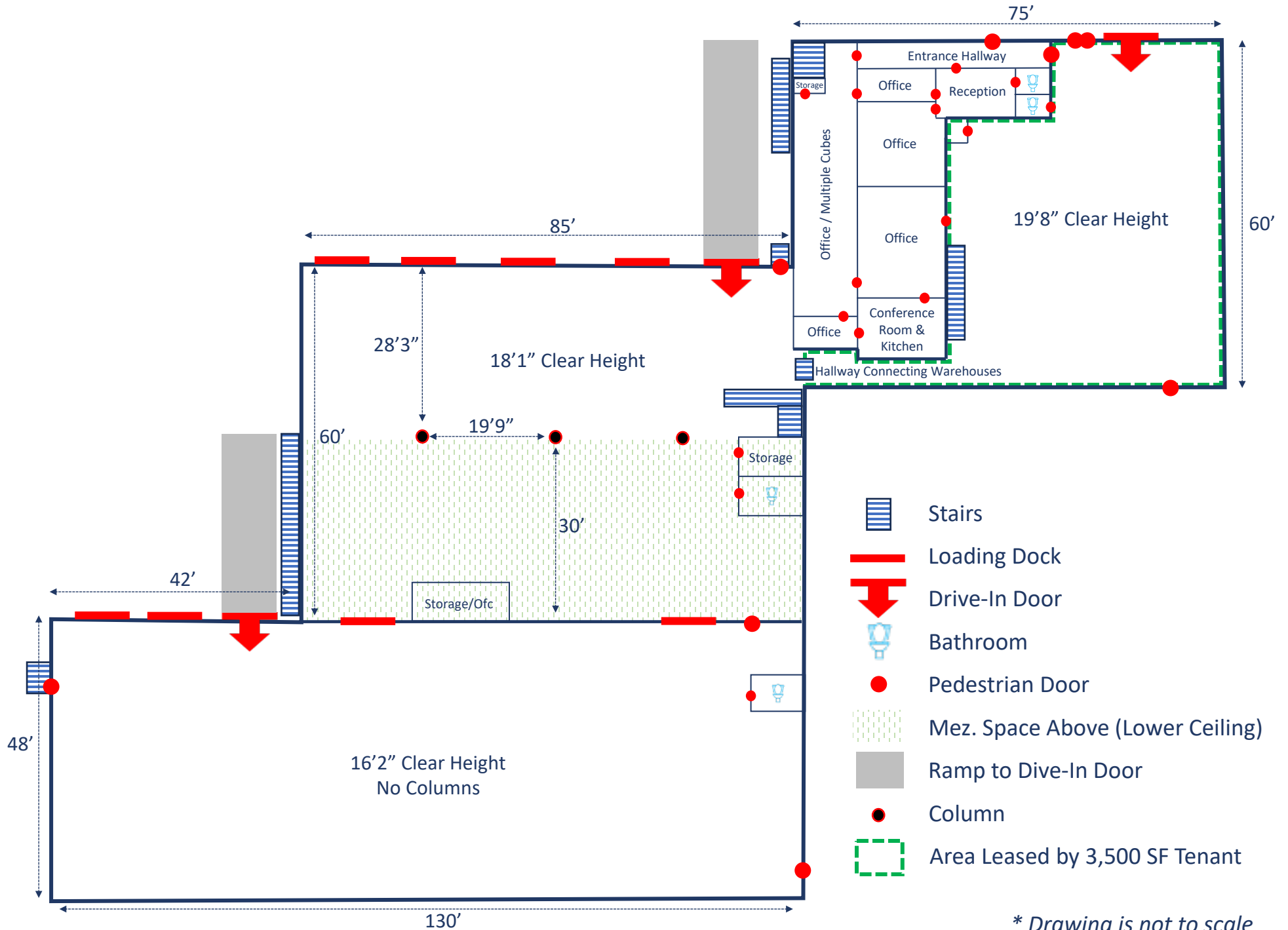
Building Specifications



Parcel Number	4-000-90101138
Year Built	1973
Rentable Building Area	17,640 SF (Excluding Mezzanine)
Total Building Area	20,140 SF (Including Mezzanine)
Warehouse Area	13,990 SF
1st Fl. Office Area	1,850 SF
2nd Fl. Office Area	1,800 SF
Mezzanine	2,500 SF
Lot Size	1.28 Acres
Zoning	OTC-T
FAR	0.32
Floors	One / Office is Two-Story
Clear Height	16'2" to 19'8"
Drive-In Doors	3
Loading Docks	6
Structure	Metal
Parking	21,500 SF Paved IOS/Parking
HVAC	AC in Office / Heat in Warehouse
Water	Public
Sewer	Septic System
Gas	Propane
Electric	120/240V, 400A, 3-Phase
Lighting	LED
Fire Safety	No Sprinkler

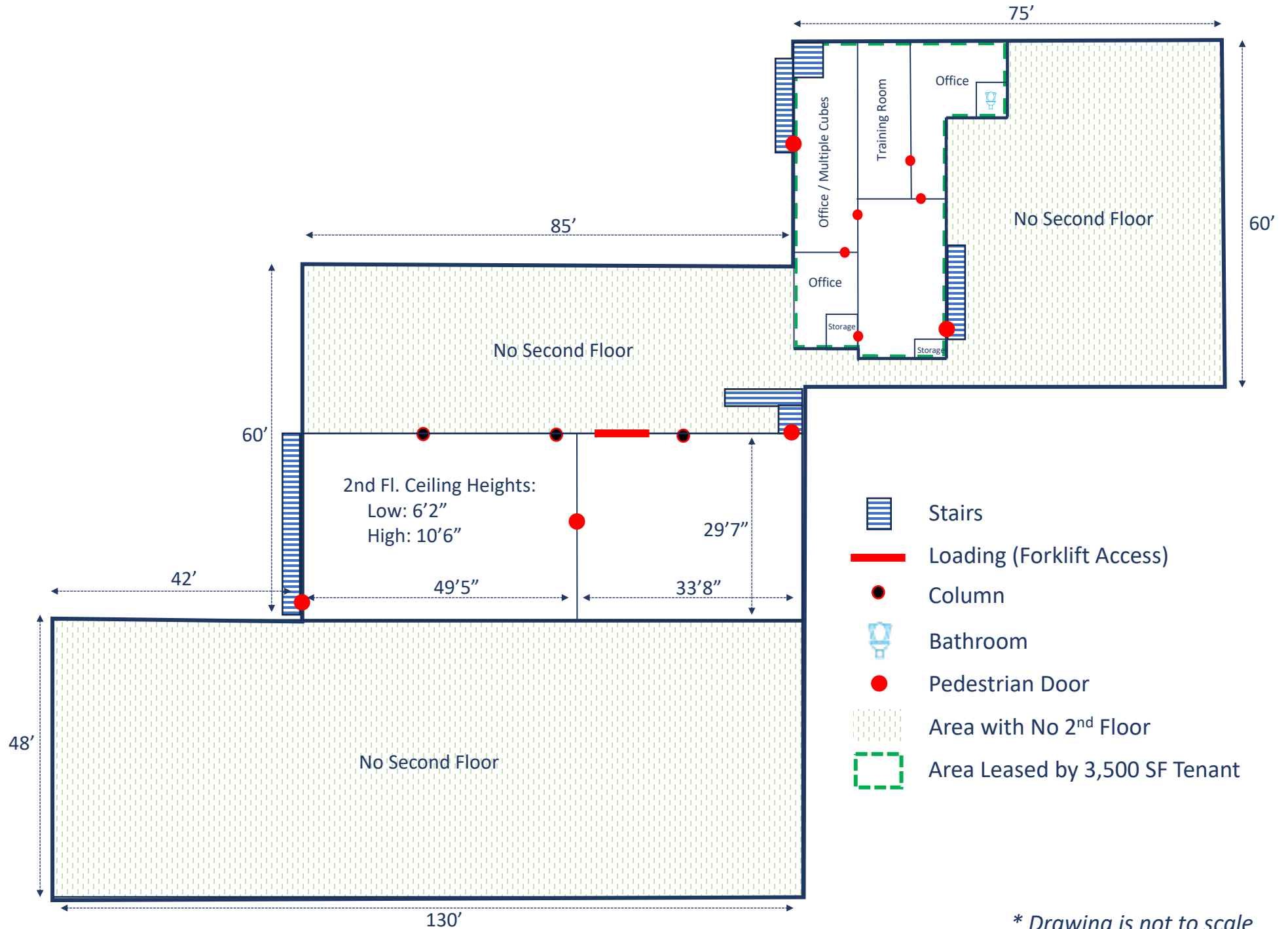
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First Floor Plan



* Drawing is not to scale

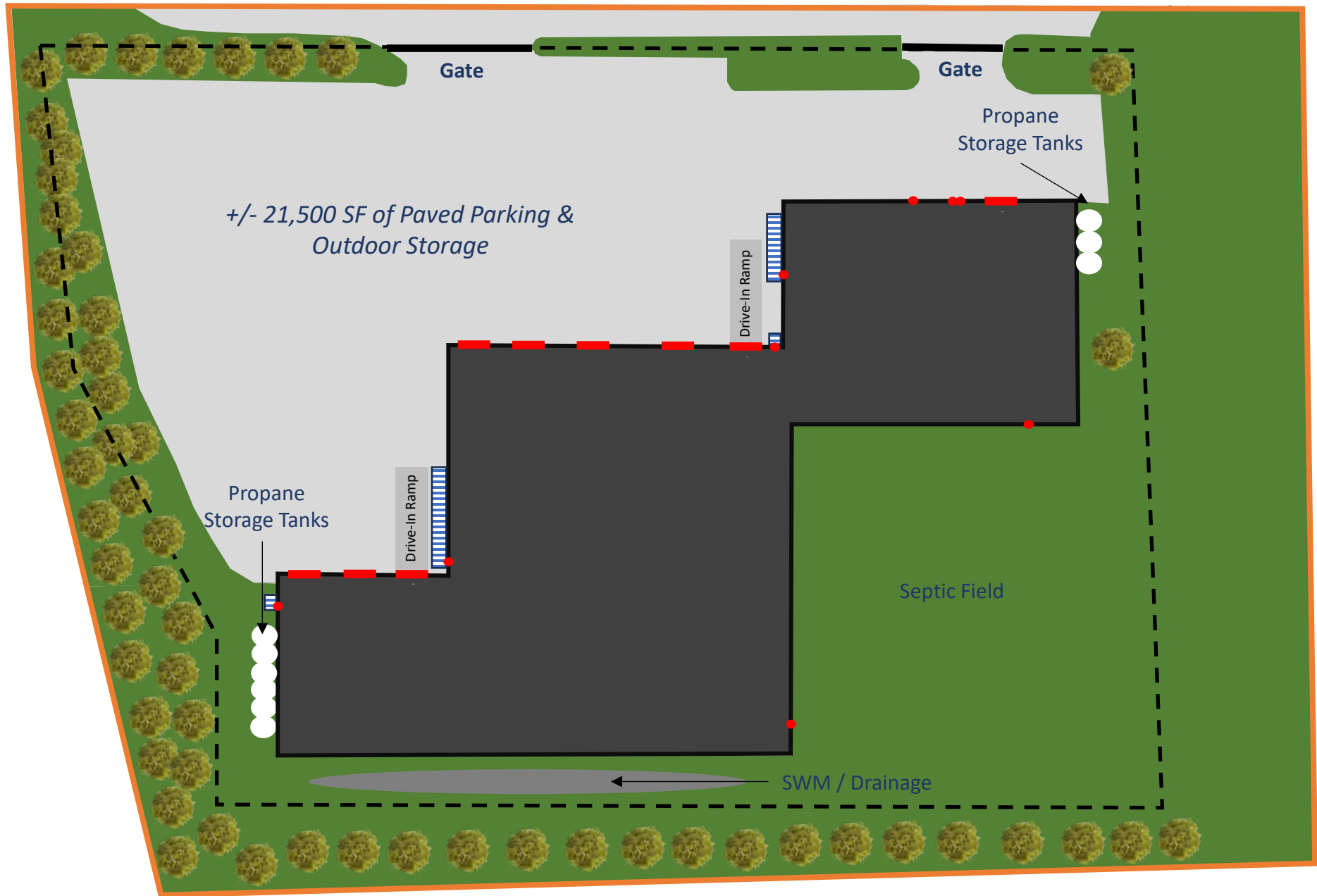
Second Floor Plan



* Drawing is not to scale

Site Plan

- Pedestrian Door
- Loading
- - - Fence
- Property Boundary
- ▤ Stairs
- ▭ Ramp to Drive-In Door



* Drawing is not to scale

Zoning

Zoning: OTC-T (Odenton Town Center-Transition)

Purpose

A mixture of moderate density office, housing, and retail is envisioned in this area just north of the Core, with some light industrial uses along Odenton Road west of Town Center Boulevard where there has been a pattern of such uses. Development here will serve different needs than the pedestrian-oriented businesses in the Core, and will complement, not compete with, the Core businesses.

Select Permitted Uses ([Click for Link to Zoning & Use Table](#))

- Artisans & Craft Work
- Manufacturing & Processing (Conditional)
- Wholesale, Warehousing, Storage (Conditional)
- Brewery
- Auto Repair, Detailing, Rental & Parts Sales
- Printing & Publishing (Conditional)
- Retail/Showroom at Industrial Establishments
- Catering
- Contractor/Construction Shop (Conditional)
- Equipment Sales, Repair & Storage
- Office Uses
- Veterinary Clinic
- Child Care or School
- Various Retail Uses
- Gym/Fitness Uses
- Pharmacies
- Commercial Recreation Facilities
- Home/Hardware/Building Supply Stores
- Religious Facilities
- Restaurants & Retail
- Engine Repair
- Cabinetry & Mill Work (Conditional)



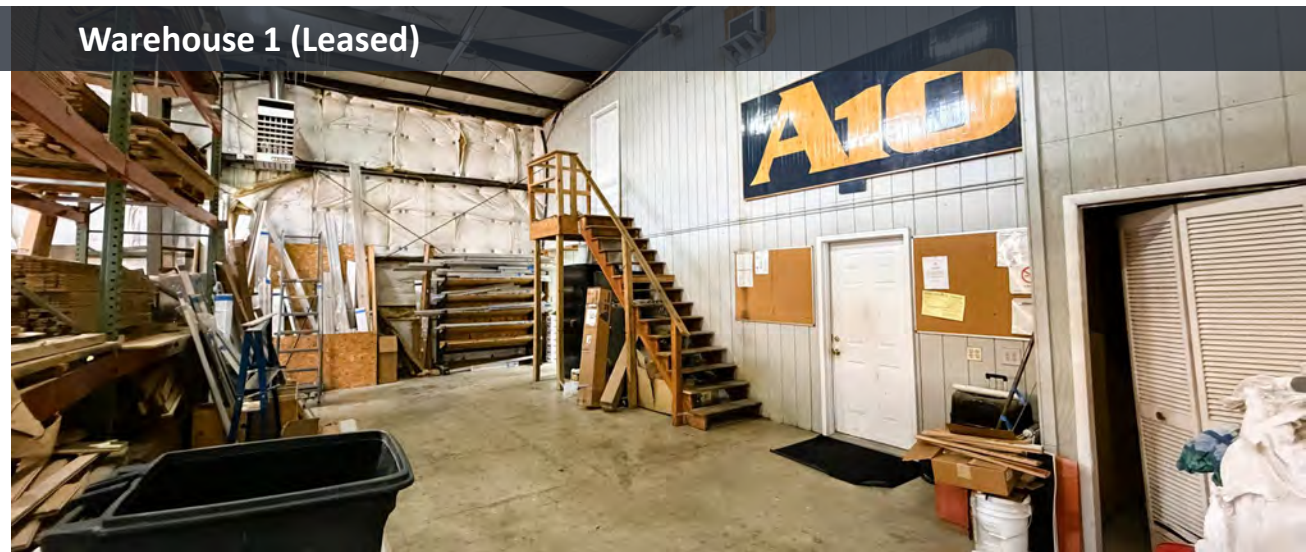
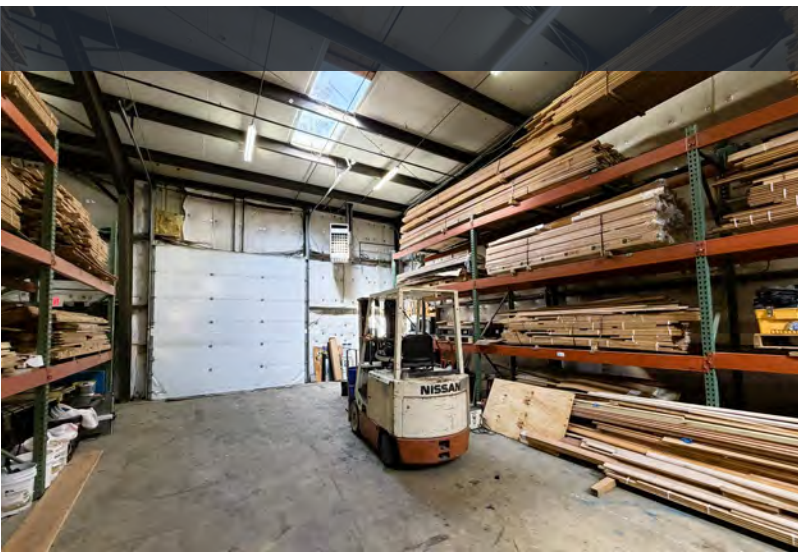
Warehouse Pictures



Warehouse 3 (Vacant at Closing)



Warehouse 2 (Vacant at Closing)



Warehouse 1 (Leased)

Office Pictures



First Floor Reception Area (Vacant at Closing)

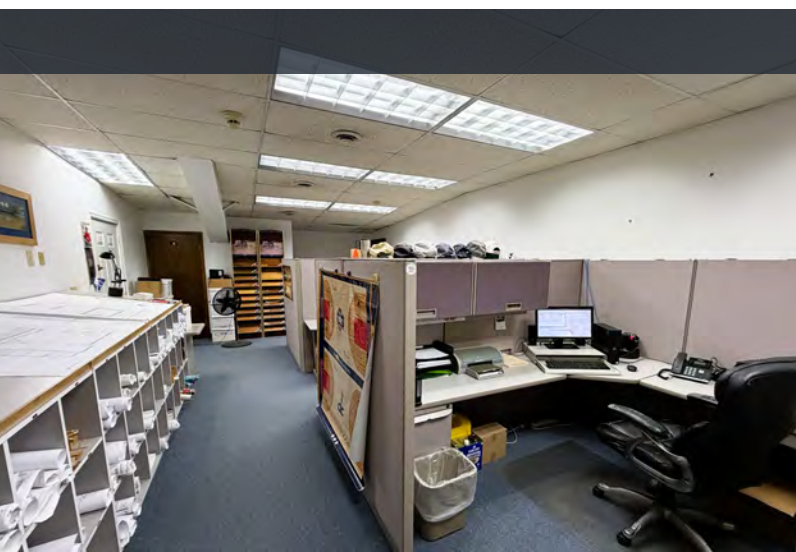
First Floor Office (Vacant at Closing)



First Floor Office (Vacant at Closing)



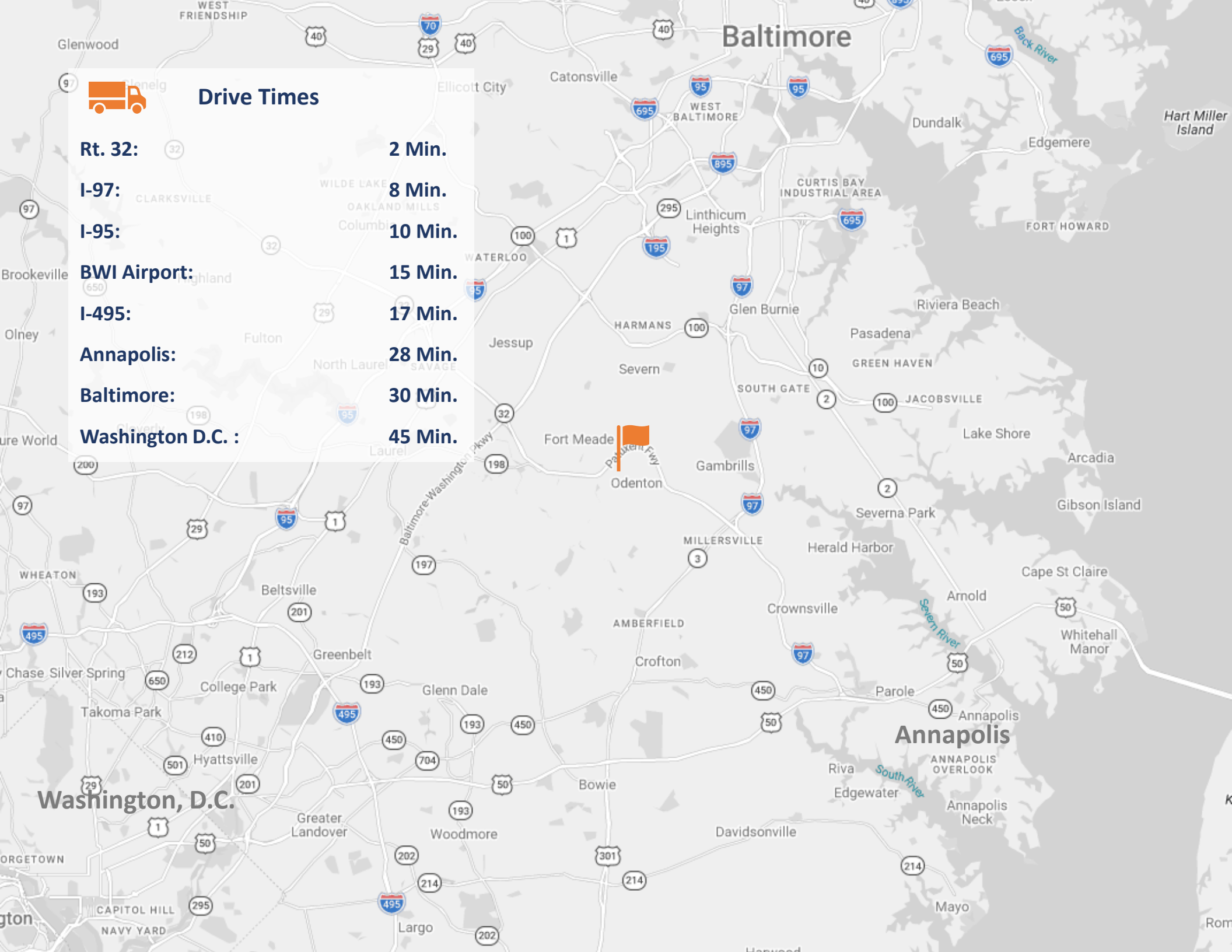
Second Floor Office (Leased)





Drive Times

- Rt. 32:** 2 Min.
- I-97:** 8 Min.
- I-95:** 10 Min.
- BWI Airport:** 15 Min.
- I-495:** 17 Min.
- Annapolis:** 28 Min.
- Baltimore:** 30 Min.
- Washington D.C. :** 45 Min.





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