



INDUSTRIAL BUILDING

823 ELKRIDGE LANDING ROAD | LINTHICUM HEIGHTS, MARYLAND 21090

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

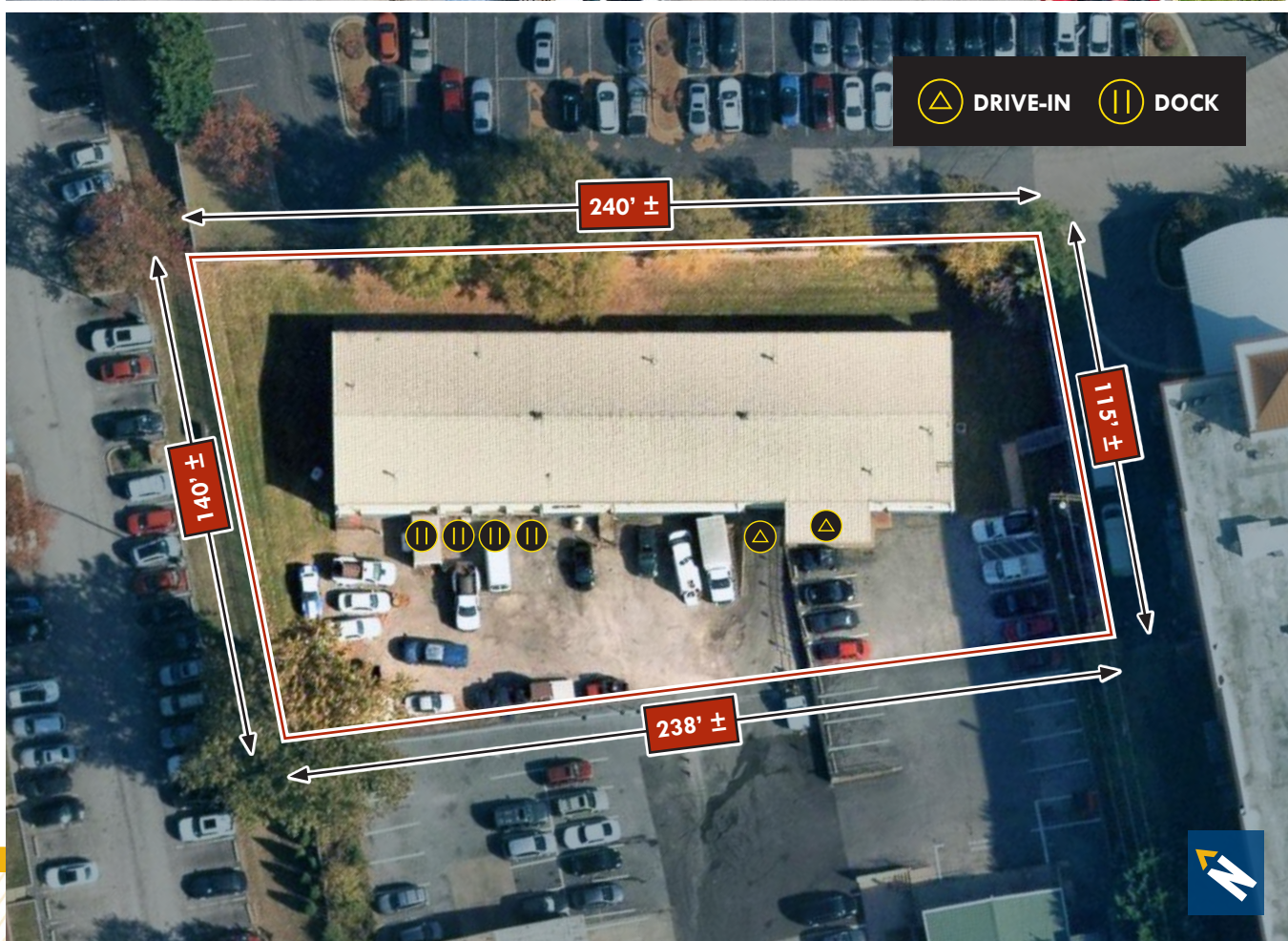
PROPERTY OVERVIEW

HIGHLIGHTS:

- Clear span building
- Easy access to I-295, I-695, I-895, I-95 and I-97
- Immediately adjacent to BWI Airport
- Close proximity to the Port of Baltimore
- Public water and sewer



AVAILABLE:	8,950 SF ±
LOT SIZE:	0.88 ACRES ±
CLEAR HEIGHT:	14' ±
DOCKS:	4 (8' W x 10' H)
DRIVE-INS:	2 (8' W x 12' H, AT GRADE DOOR) (10' W x 12' H, RAMPED)
ZONING:	W1 (INDUSTRIAL PARK)



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 195
1.3 MILES
2 MIN. DRIVE

295
2.3 MILES
3 MIN. DRIVE

INTERSTATE 695
2.6 MILES
4 MIN. DRIVE

BWI
BALTIMORE/WASHINGTON INTERNATIONAL THURGOOD & MARSHALL AIRPORT
0.8 MILES
2 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
7.3 MILES
9 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD
8.7 MILES
15 MIN.

WASHINGTON, DC
32.4 MILES
45 MIN.

PHILADELPHIA, PA
109.0 MILES
1 HR. 40 MIN.

RICHMOND, VA
142.0 MILES
2 HRS. 12 MIN.



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