



13400 BALTIMORE AVE

LAUREL, MD 20707

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Route 1 Visibility (33,491 AADT)
- 2.1 Miles to I-95
- Five (5) Oversized At-Grade Drive-Ins
- 1-Acre of Paved Parking area for ample space
- Surrounded by numerous amenities for added convenience
- Perfect space for automotive, construction, fleet repair and contracting users

AVAILABLE SPACE:

4,000 SF ± (WAREHOUSE)
1 ACRE ± (OUTDOOR STORAGE AREA)
800 SF ±

CLEAR HEIGHT:

16.5' & 11'-13'

LOT SIZE:

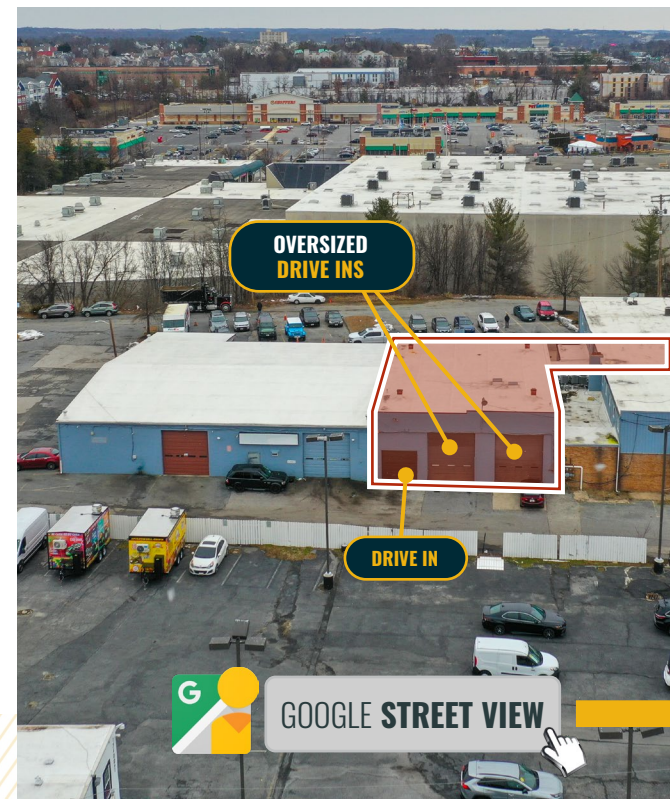
4.14 ACRES ±

ZONING:

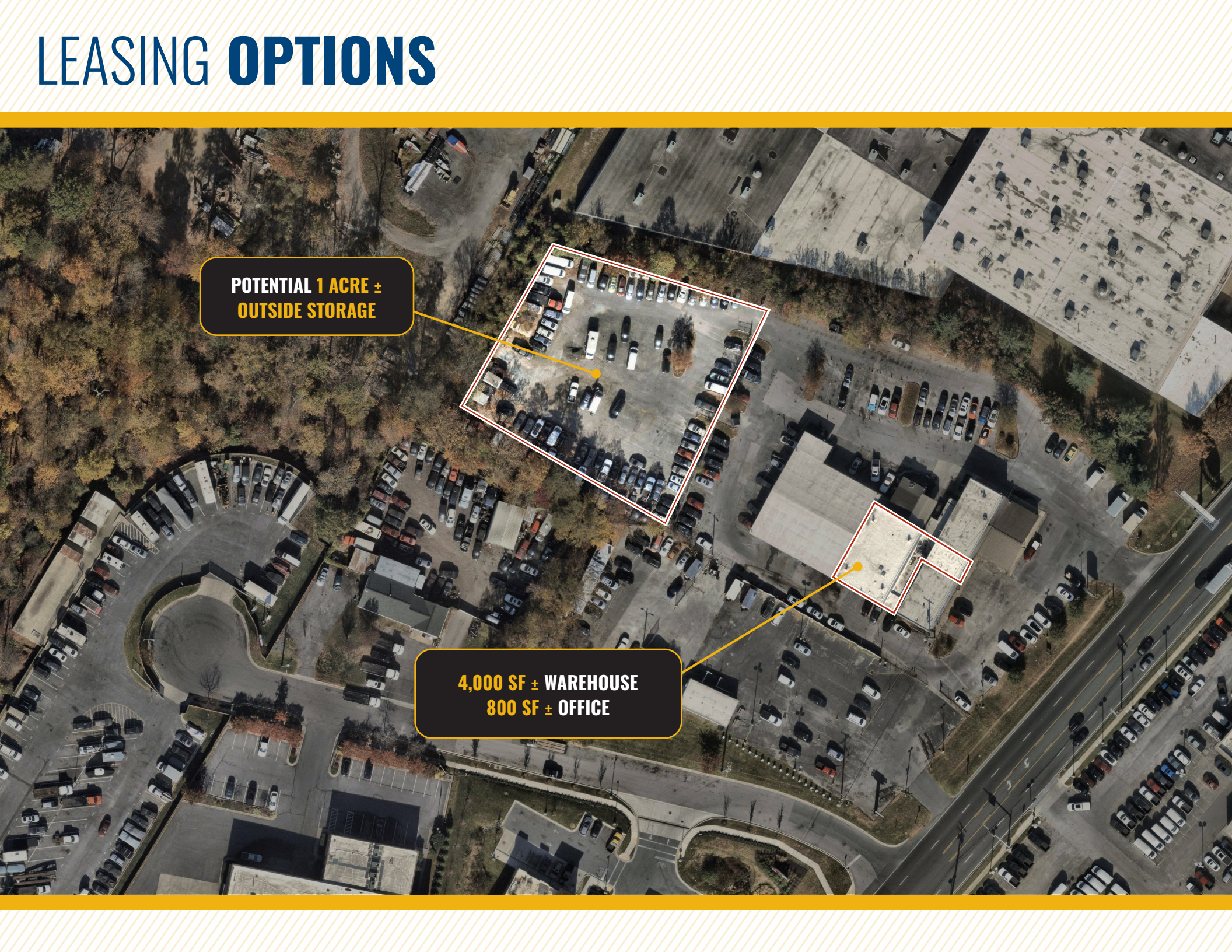
COMMERCIAL, SERVICE (CS)

RENTAL RATE:

NEGOTIABLE



LEASING **OPTIONS**



**POTENTIAL 1 ACRE ±
OUTSIDE STORAGE**

**4,000 SF ± WAREHOUSE
800 SF ± OFFICE**

LOCAL BIRDSEYE



Aventura
AT CONTEE CROSSING

Centre at Laurel

SHOPPERS LONGHORN STEAKHOUSE

JERSEY MESS COLD STONE CREAMERY

Chick-fil-A GNC NOTHING BUTT CAKES

Urban Air
ADVENTURE PARK

MARLO

SITE

enterprise

SAKURA

ACADEMY
HONESTY & INTEGRITY

CONTEE RD

1

BALTIMORE AVE

33,491 ADT

ACADEMY LN

TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
3.1 MILES
5 MIN. DRIVE

295
3.3 MILES
9 MIN. DRIVE

INTERSTATE 495
7.7 MILES
10 MIN. DRIVE

BWI
BALTIMORE-WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
17.5 MILES
25 MIN. DRIVE

PORT OF BALTIMORE
1706
HELEN DELICH BENLEY
25.8 MILES
33 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD
25.9 MILES
32 MIN.

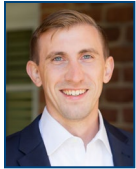
WASHINGTON, DC
19.7 MILES
39 MIN.

PHILADELPHIA, PA
127.0 MILES
2 HR. 3 MIN.

RICHMOND, VA
137.0 MILES
2 HRS. 19 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

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OFFICES IN: **ANNAPOLIS, MD**

BALTIMORE, MD

BEL AIR, MD

COLUMBIA, MD

LUTHERVILLE, MD

CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

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