



WAREHOUSE WITH OFFICE SPACE

10907 GUILFORD ROAD | ANNAPOLIS JUNCTION, MARYLAND 20701

FOR
LEASE

3,150 SF ± AVAILABLE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,150 SF \pm available
 - » 2,000 SF \pm warehouse space
 - » 1,150 SF \pm office space
- 1 drive-in (14' x 14')
- 2 bathrooms
- Sprinklered
- Gas heat
- Public water and sewer
- 11 parking spaces
- Easy access to Route 32, Route 1, I-295, I-95 and BWI Airport

AVAILABLE:

3,150 SF \pm

CLEAR HEIGHT:

UP TO 23' \pm

DRIVE-INS:

1 (14' x 14')

PARKING:

11 SPACES

ZONING:

M-2 (MANUFACTURING: HEAVY DIST.)

RENTAL RATE:

NEGOTIABLE



AERIAL

 DRIVE-IN

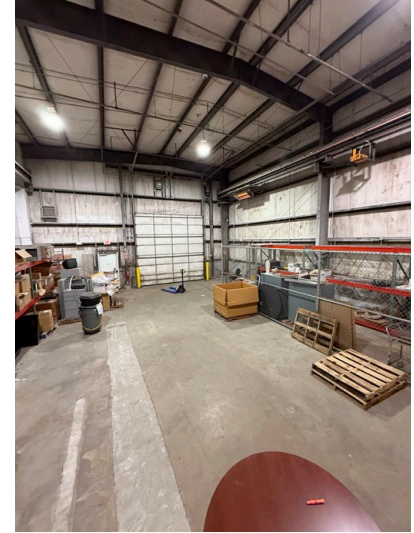
3,150 SF ±

DORSEY RUN RD

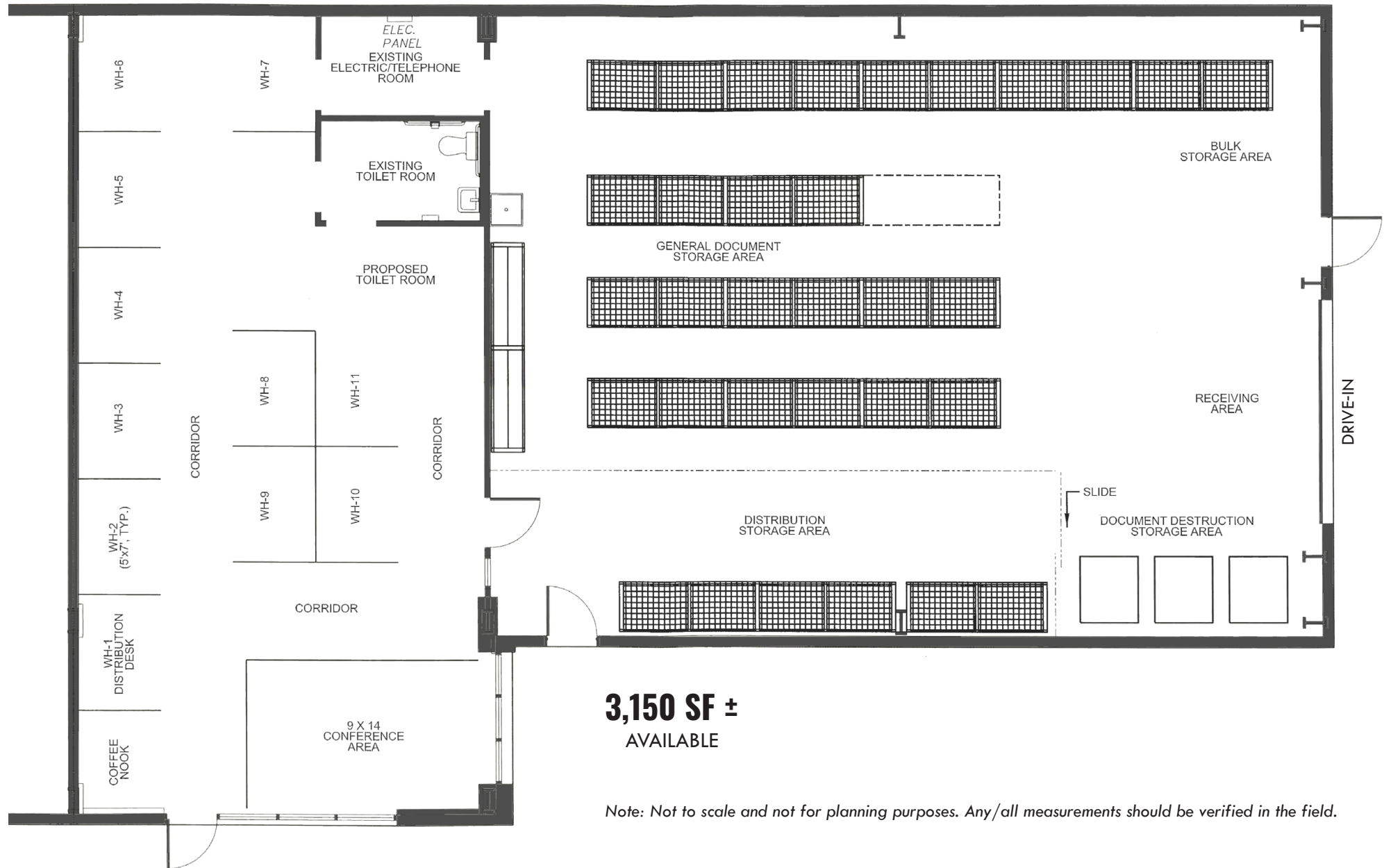
GUILFORD RD



GOOGLE STREET VIEW



FLOOR PLAN



LOCAL BIRDSEYE



Giant

MAXIM
CRANE WORKS

RIO
CONTRACTORS, INC.

GUILFORD RD

DORSEY RUN RD

CUMMINS-WAGNER



TRADE AREA

DRIVING DISTANCE TO:

32 0.3 MILES
2 MIN. DRIVE

1 1.4 MILES
3 MIN. DRIVE

295 2.1 MILES
4 MIN. DRIVE

BWI
BALTIMORE WASHINGTON
INTERNATIONAL
Baird and Marshall
AIRPORT 10.7 MILES
12 MIN. DRIVE

PORT OF BALTIMORE
17.9 MILES
18 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD 18.8 MILES
22 MIN.

WASHINGTON, DC 24.0 MILES
30 MIN.

PHILADELPHIA, PA 120.0 MILES
1 HR. 50 MIN.

RICHMOND, VA 138.0 MILES
2 HRS. 0 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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OFFICES IN:

ANNAPOLIS, MD

BALTIMORE, MD

BEL AIR, MD

COLUMBIA, MD

LUTHERVILLE, MD

CHARLOTTESVILLE, VA

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