



**WAREHOUSE / OFFICE SPACE & STORAGE YARD
in ANNE ARUNDEL COUNTY**

7950 Fort Smallwood Road
Curtis Bay, MD 21226



SUMMARY

Sale / Lease:	Sale
Price:	\$2,195,000
Building Area:	13,523 SF
Lot Size:	0.78 Acres
Zoning:	C-4
Total Units:	4+
Leased Units:	2
Parking Spaces:	28
Drive-In Doors:	5
Fenced & Gated Storage Yard:	Yes
Traffic Count:	16,909 Cars / Day

REMARKS

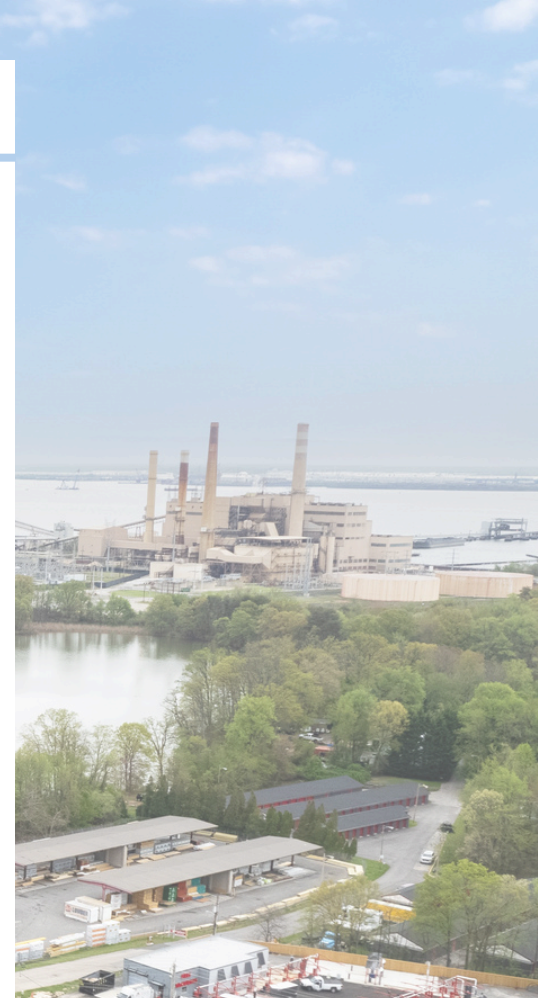
Douglas Realty Commercial is proud to present 7950 Fort Smallwood Road, a well-maintained 4+ unit commercial property in Anne Arundel County with over 13,000 SF of office space and warehouse. Situated with over 200'+ of road frontage and 2-streets of access on a highly trafficked commuter route, this corner lot averages over 16,000 vehicles per day and sits just a short 5 minute drive to I-695.

For outside storage accommodation, there is a fully-fenced, paved rear yard with a gate, accessible from Carvel Beach Rd. Extensive exterior and interior renovations were completed in the last 2 years.

Well-suited for owner/occupancy and the opportunity to begin or continue your journey in commercial real estate investing, you may occupy the required space for your business and lease out the remaining square footage.

7946-7950 includes a mix of office and warehouse space, and may be divided into 4-5 tenant spaces or seamlessly connected as one flowing area of operation for a single business.

Each existing tenant is month-to-month and the property may be delivered vacant with advanced notice upon request.





ZONING INFORMATION

Both properties are zoned C4, the most attractive and inclusive C Commercial Zoning in Anne Arundel County, allowing for service businesses, automobile, truck, recreational vehicle and boat sales, rental and major repair facilities, and much more.



SPACES

7944
Separate parcel, not included
Under Contract

7946
Level 1: Warehouse & Office

7948
Level 1: Warehouse

7950
Level 1 & 2: Offices



7944 Fort Smallwood Road

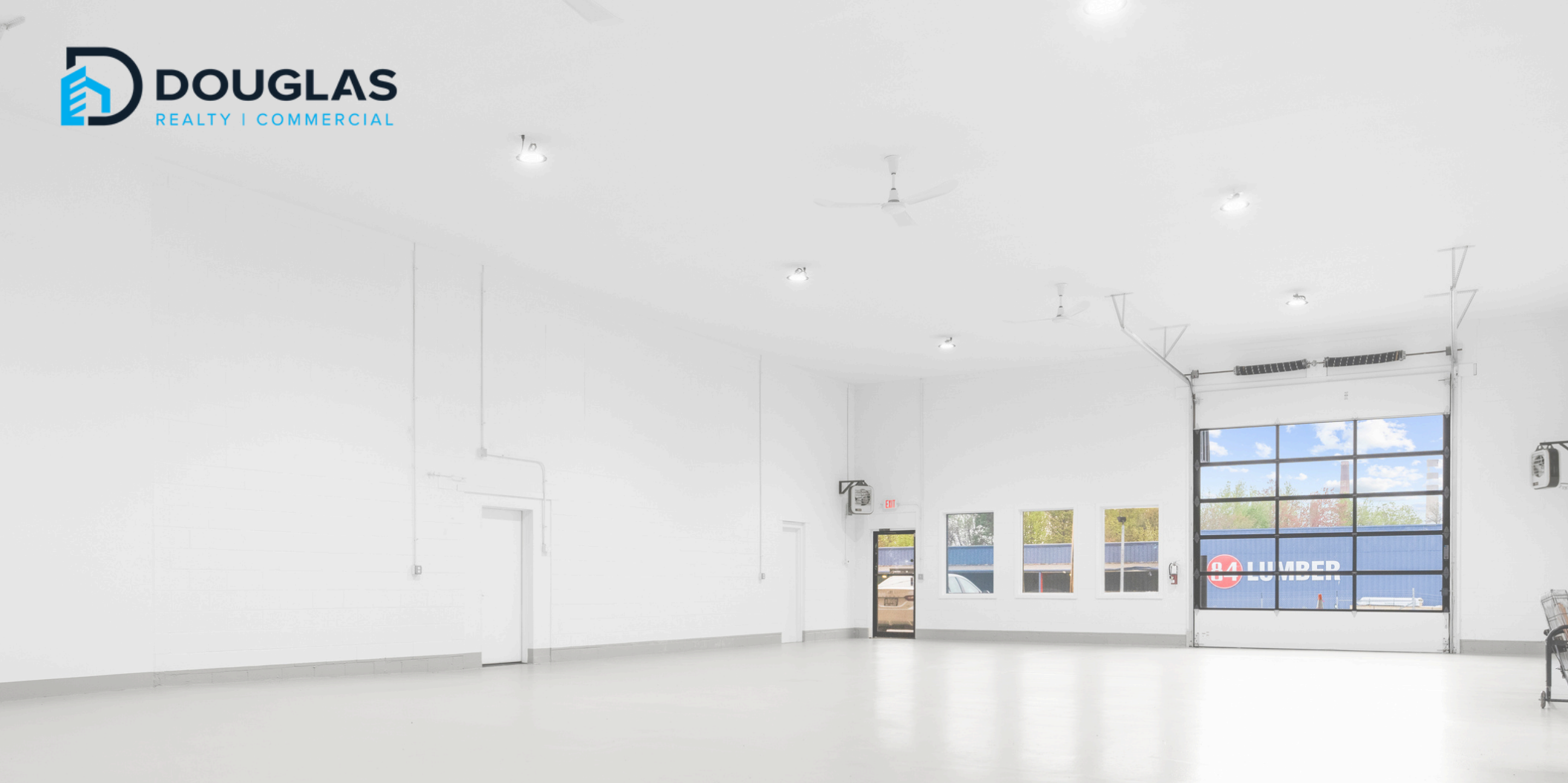
7946 - 7950 Fort Smallwood Road

Under Contract



7950 Fort Smallwood Road

Building Area:	3,273 SF
Offices:	9
Conference Rooms:	1
Bathrooms:	3



7948 Fort Smallwood Road

Building Area:	3,030 SF
Drive-In Doors:	3
Ceiling Height:	16'
Bathrooms:	1



7946 Fort Smallwood Road)

Warehouse Area:	4,500 SF
Office Area:	2,720 SF
Drive-In Doors:	2
Ceiling Height:	16'
Bathrooms:	2

LEASES

Space	Area	Lease	Amount
7950	3,273 SF	Vacant	N/A
7948	3,030 SF	Vacant	N/A
7946a	6,320 SF	Month-to-Month	\$4,600 / Month
7946b	900 SF	Month-to-Month	\$1,650 / Month

*Tenants have not experienced an increase for many years. Current rents are under market rate.





LISTING CONTACT

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