



# 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)





# LOCAL BIRDSEYE



**BWI**  
BALTIMORE/WASHINGTON  
INTERNATIONAL  
Thurgood Marshall  
AIRPORT

**NORTHROP  
GRUMMAN**



**COUNTRY**  
INN & SUITES



**W NURSERY RD**

**LA QUINTA**  
INNS & SUITES

**SITE**

**Holiday Inn**



**INTERSTATE  
195**

**WINGATE**  
BY WYNDHAM

**Mainland Kabob**  
Serving Authentic Kabobs Since 1999

**Red Roof Plus**

**HYATT  
house**

**SPRINGHILL SUITES**  
MARRIOTT





# TRADE AREA

## DRIVING DISTANCE TO:

 1.3 MILES  
2 MIN. DRIVE

 2.3 MILES  
3 MIN. DRIVE

 2.6 MILES  
4 MIN. DRIVE

 0.8 MILES  
2 MIN. DRIVE

 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.





# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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