



FOR SALE

INDUSTRIAL/OUTDOOR STORAGE PROPERTY

6051 OLSON ROAD | BALTIMORE, MARYLAND 21225 (ANNE ARUNDEL CO.)



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 8.1 Ac \pm industrial property improved by three (3) industrial buildings totaling 15,050 SF \pm
- 100% occupied by ten tenants with leases expiring from 2025-2028
- Rarely available large parcel of industrial land zoned for outdoor storage
- Easy access to I-695, I-895, I-95, I-97 and I-295
- Close proximity to BWI Airport and the Port of Baltimore
- Rent roll available upon request

GLA:

15,050 SF \pm (3 BUILDINGS)

LOT SIZE:

8.1114 ACRES \pm

ZONING:

W2 (LIGHT INDUSTRIAL DISTRICT)



GOOGLE STREET VIEW

AERIAL / PARCEL OUTLINE



1,295' ±

274' ±

336' ±

OLSON RD

1,069' ±



LOCAL BIRDSEYE



RITCHIE HWY



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 695
1.1 MILES
3 MIN. DRIVE

INTERSTATE 97
2.3 MILES
5 MIN. DRIVE

INTERSTATE 895
2.5 MILES
5 MIN. DRIVE

PORT OF BALTIMORE
3.9 MILES
9 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT
4.6 MILES
10 MIN. DRIVE

BALTIMORE, MD
10.1 MILES
17 MIN.

WASHINGTON, DC
36.2 MILES
48 MIN.

PHILADELPHIA, PA
106.0 MILES
1 HR. 45 MIN.

RICHMOND, VA
146.0 MILES
2 HRS. 24 MIN.



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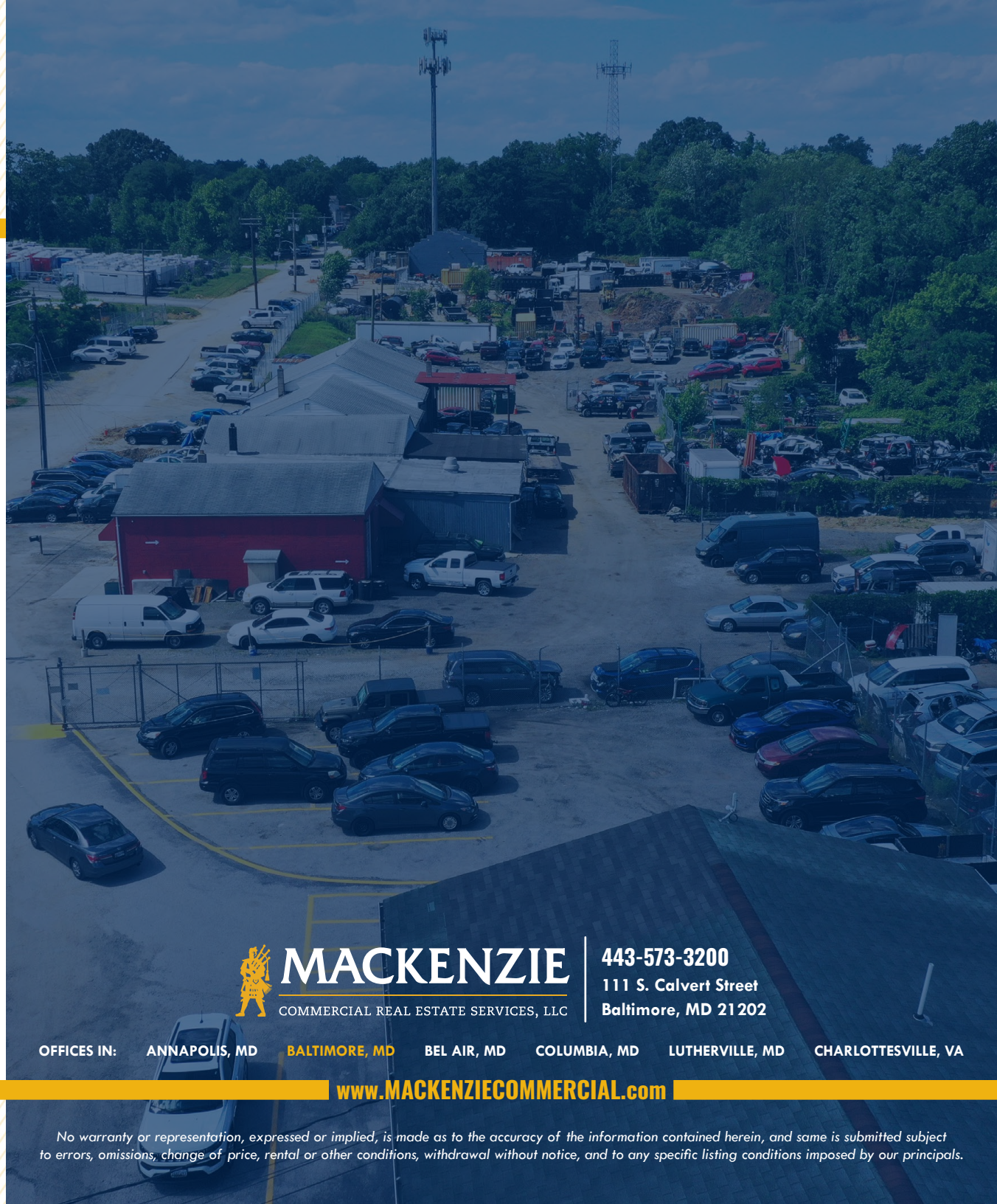


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