



# INDUSTRIAL BUILDING

8100 LYNHURST ROAD | DUNDALK, MARYLAND 21222

FOR  
SALE



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Drive thru loading (2 oversized drive ins)
- 2,500 SF  $\pm$  of office space
- Heavy power
- Crane served
  - » (1) 1 ton, (1) 2 ton, (1) 3 ton
- Fenced, outdoor storage
- Easy access to I-695, I-95, I-895
- Close proximity to Sparrows Point and the Port of Baltimore
- Ideal for contractors, building supply companies, light manufacturers, industrial outside storage investors

BUILDING SIZE:	18,964 SF $\pm$
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LOT SIZE:	2.27 ACRES $\pm$
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CLEAR HEIGHT:	14'-16.5' $\pm$ (WAREHOUSE)
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LOADING:	2 DRIVE-INS (OVERSIZED)
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ZONING:	ML (MANUFACTURING, LIGHT)
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SALE PRICE:	\$2,650,000
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# LOCAL BIRDSEYE





# LOCAL BIRDSEYE





# INTERIOR PHOTOS





# TRADE AREA

## DRIVING DISTANCE TO:



1.0 MILES  
3 MIN. DRIVE



4.8 MILES  
9 MIN. DRIVE



5.6 MILES  
12 MIN. DRIVE



5.4 MILES  
12 MIN. DRIVE  
(DUNDALK MARINE  
TERMINAL)



18.5 MILES  
23 MIN. DRIVE

BALTIMORE, MD

9.1 MILES  
24 MIN.

WASHINGTON, DC

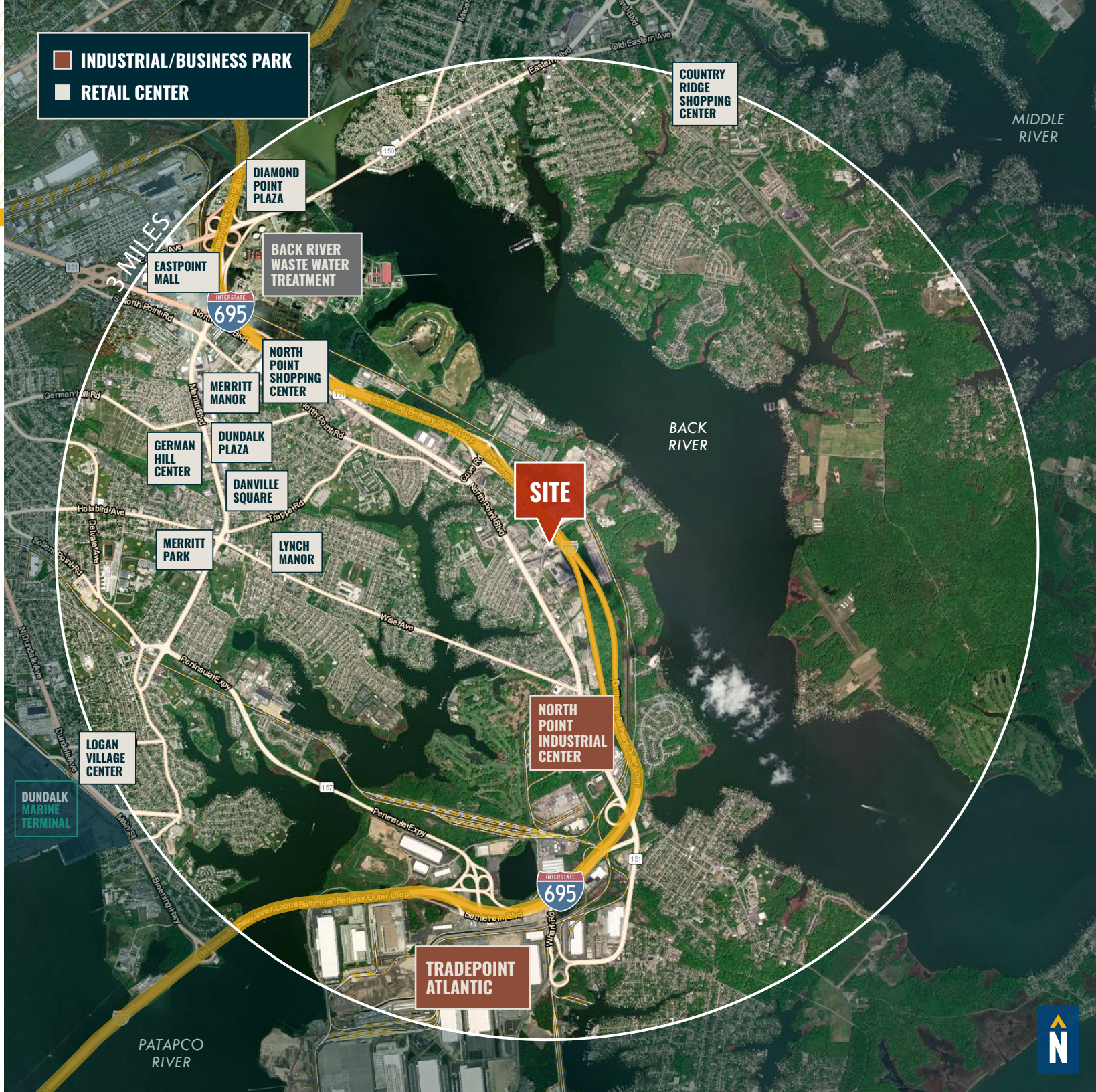
47.7 MILES  
1 HR. 7 MIN.

PHILADELPHIA, PA

101.0 MILES  
1 HR. 40 MIN.

RICHMOND, VA

162.0 MILES  
2 HRS. 50 MIN.





# FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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