

**FOR LEASE**

Owned and Operated by



# Oregon Business Center

810 Oregon Avenue, Linthicum, MD 21090

## Up to 42,496 SF contiguous



## ±18,360 SF available

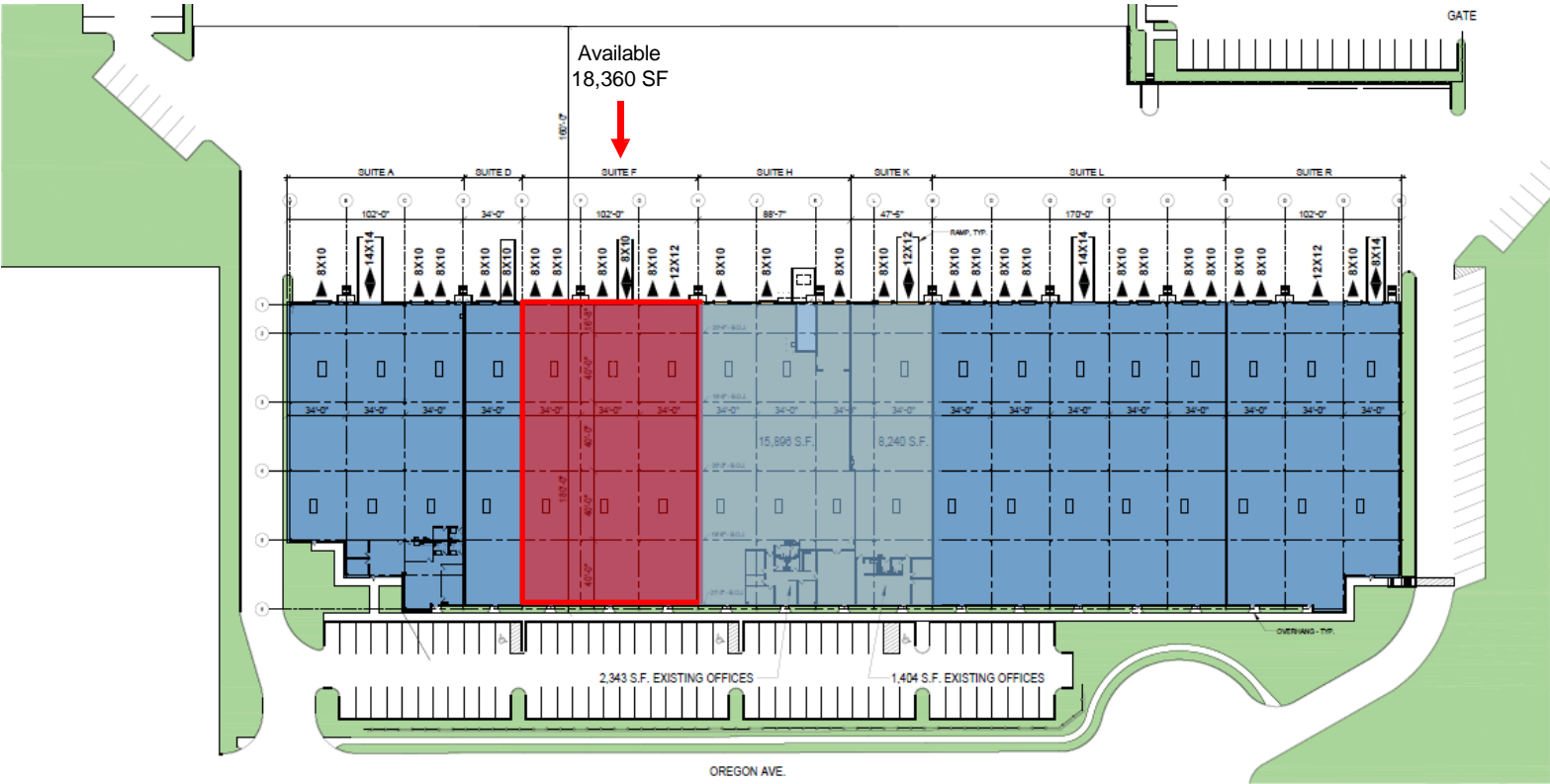
### LEASING INFO & CONTACT

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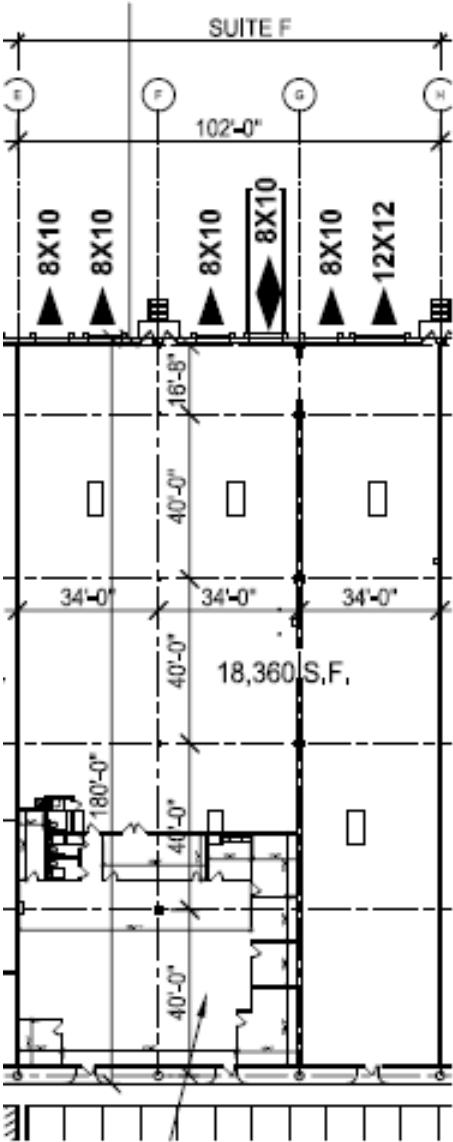
This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



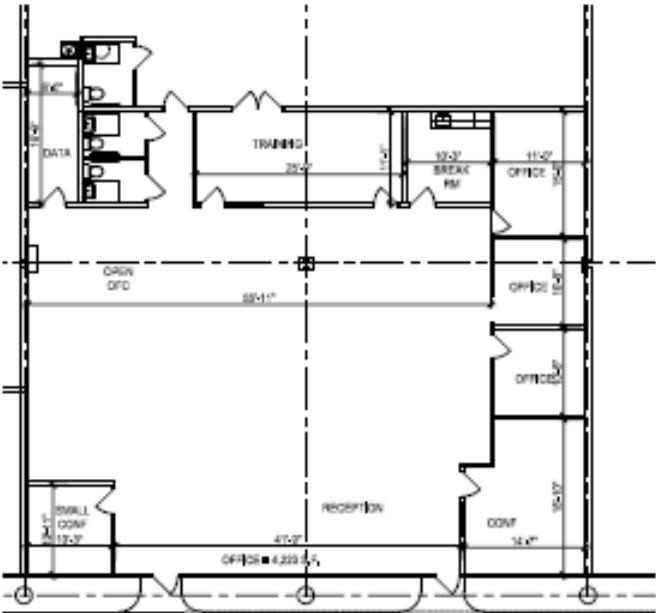
# The Opportunity

## Space Information

Building Size:	109,081 SF	SF Available:	18,360 SF available
Office SF:	4,223+/-	Clear Height:	20"
Acerage:	9.81 Acres	Sprinklers:	Wet'
Loading:	Five (5) docks One (1) Drive-in	Truck Yard Depth:	160'



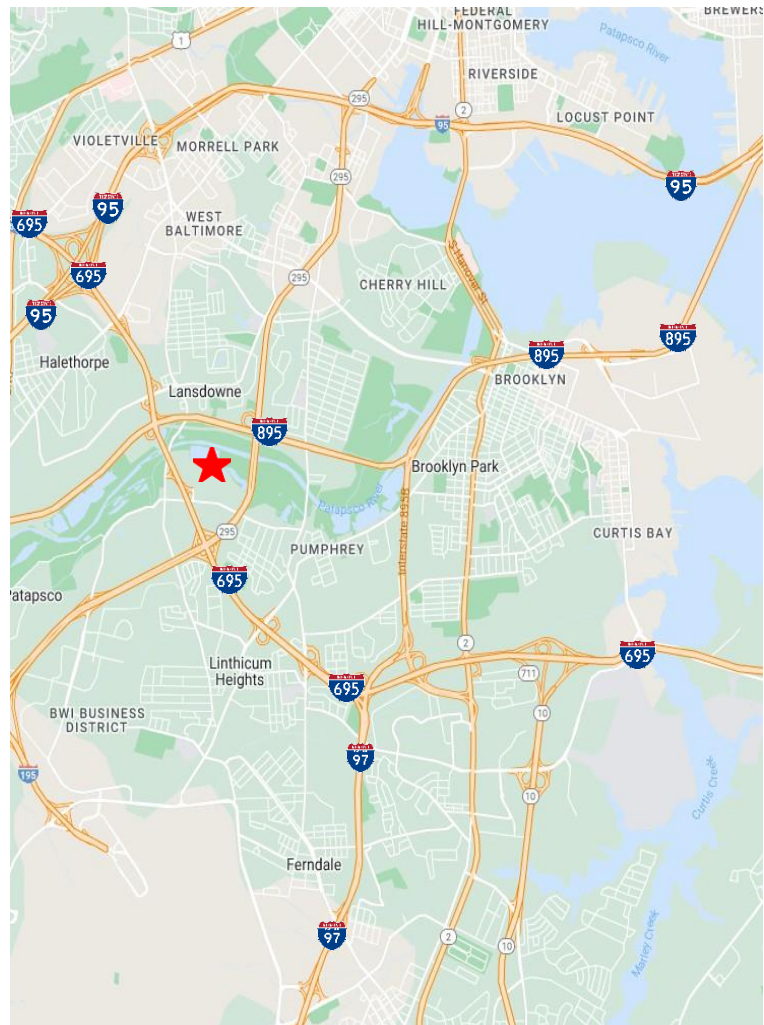
OVERALL SUITE PLAN



OFFICE PLAN

OVERALL SUITE AREA:	18,360 SF
EXISTING OFFICE AREA:	4,223 SF





# Location Highlights

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**Direct access to I-695**

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**1.5 miles to I-95**

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**5.6 miles to Baltimore-Washington International  
Airport**

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**31 miles from Washington, DC**

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