

# Information Package ELKRIDGE LANDING



\*Proposed Rendering for Site prepared in February 2012 - Concept Only\*

**June 2025**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Hooper & Associates in compliance with all applicable fair housing and equal opportunity laws.

All property showings are by appointment only. All potential buyers and tenants are kept confidential; only disclosed to outside parties upon written permission.

## **CONFIDENTIALITY STATEMENT – ELKRIDGE LANDING, LLC**

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No representations or warranties, express or implied, by operation of law or otherwise, are made as to the accuracy or completeness of the information contained herein, or as to the condition, quality or fitness of the property and Elkridge Landing, LLC, nor any of their respective directors, officers, employees, stockholders, owners, affiliates, or agents will have any liability to receiving party or any other person resulting from receiving party's or any other person's use of this confidential memorandum. Receiving party will have an opportunity to perform its own examination and inspection of the property and information relating to same and must rely solely on its own independent examination and investigation and not on any information provided by Elkridge Landing, LLC. Only those representations and warranties, if any, that are made to receiving party in a joint venture agreement when as, and if same is executed by receiving party and Elkridge Landing, LLC, and subject to such limitations and restrictions as may be specified therein, will have legal effect. Without limiting the generality of the foregoing, any environmental reports, and structural reports, or any other type or kind of report prepared by a third party, if any, included in the confidential memorandum have not been prepared by Elkridge Landing, LLC, and does not make any representation or warranties with respect of the truth, accuracy, or completeness of same and neither receiving party, nor its representatives nor any other person shall be entitled to rely on such reports or any information contained therein.

Without limiting the foregoing, information contained in this confidential memorandum may vary from the date of publishing. In some instances, more complete or up-to-date information may have become available following the printing of the memorandum. All sizes and square footage set forth herein are approximations only, based on information heretofore available. Actual sizes and square footage may vary.

If you do not wish to pursue negotiations leading to this development, or if in the future you discontinue such negotiations, you agree to return this confidential memorandum to Elkridge Landing, LLC.

## EXECUTIVE SUMMARY

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Elkridge Landing is an approximately 22-acre undeveloped parcel that is located in BWI submarket of Anne Arundel County, MD. The property has good access to the B-W Parkway (Rt. 295) and Interstate 195 and is approximately 1 mile from the BWI Airport.

The Property is zoned W-1 which will allow for a wide variety of commercial and light industrial land uses.

### Site Data

- The Property is 21.95 acres.
- The Property is zoned W-1 allowing general office and light industrial uses by right.
- The Property is subject to minor height, bulk, and mass limitations from an agreement with the surrounding community.
- The Property is well located with good access to the B-W Parkway and I-195.
- ESA and Archeological studies did not identify any issues that warrant further study.

*Several potential buyers and/or investors have targeted this site for the following uses at this time:*

- 1) *Co-location Data Center*
- 2) *Class A office building(s) up to 230,000 SF that meet ATFP requirements*
- 3) *Class A office building(s) up to 230,000 SF*
- 4) *Flex Building up to 120,000 SF (Phase 1) and Flex Building up to 100,000 SF (Phase 2)*

**ASKING PRICE: \$6,500,000.00**

## PROJECT DESCRIPTION

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### Site Data

<i>Location:</i>	1312 Furnace Road, 1401 Ridge Road and 1125 Old Elkridge Road  The Property is located between River Road and Furnace Road near the intersection of W. Nursery Road and Winterson Road in Linthicum, Maryland. W. Nursery Road connects to: <ul style="list-style-type: none"><li>• the B-W Parkway for direct access to Baltimore, Washington, DC, and the B-W corridor including the Fort Meade area.</li><li>• Interstate 195 for direct access to the Baltimore beltway.</li></ul>
<i>Tax ID:</i>	Tax Map 3, Block 5, Parcel 197 (1312 Old Elkridge Landing Rd.) Tax Map 3, Block 5, Parcel 136 (1401 Ridge Road) Tax Map 3, Block 5, Parcel 26 (1125 Old Elkridge Road)
<i>Land Area:</i>	21.95 Acres +/- (956,142 Square Feet +/-)
<i>Zoning:</i>	<p>The Property is zoned W-1 with height, bulk and mass limitations as defined by a Community Agreement with the surrounding neighbor.</p> <p>In general, the W-1 district is for those “clean” industrial uses with minimal nuisance characteristics in a landscaped park-like setting. Typical uses may include offices, research and development laboratories, light manufacturing including assembly. Support uses such as office supply stores, restaurants, hotels/motels are also allowed. Maximum lot coverage by structures and parking is 75%. While the AA County zoning office has determined that a data center will be an as-of-right use, a text amendment to the zoning ordinance will be pursued to eliminate future interpretation.</p>
<i>Existing Use:</i>	Vacant. A 1 to 2 acre portion of the property was mined as a gravel pit.
<i>Topography:</i>	Slopes from south to north/northwest ranging from relatively flat to steep closer to western property line. The sloping topography provides outstanding views of the property from I-195. Slopping down from South to North (Elev. 162' to 148').
<i>Average Site Elevation:</i>	155 Feet +/-
<i>Environmental:</i>	Phase I ESA identified trash, abandoned fuel oil tanks (dumped at the site) and other unknown items but no evidence of underground storage tanks that would warranty the requirements for further investigation. A Phase I Archeological Study did not identify any issues or determine further study is warranted.
<i>Wetlands:</i>	There are no non-tidal wetlands within the site boundaries.
<i>BGE Easement:</i>	There is a perpetual right-of-way easement with BGE, the adjoining landowner that provides ingress/egress access from the Property to the Old Elkridge Landing / Furnace Road intersection. This is the best entry point to the Property.

## PROJECT DATA

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*Property Access:* Access to the Property is from the intersection of Old Elkridge Landing Road and Furnace Road. Although the site does not adjoin this intersection, we have an access easement across the BGE right-of-way easement to provide ingress/egress to the site.

*Water and Sewer:* Water is available in Old Elkridge Landing Road. Installation of a water line extension to the Property will require a variance from AA County seeking relief of the minimum separation distance required between public utilities. The waterline would be installed within 10 feet of the sewer line. AA County has expressed support of the variance.

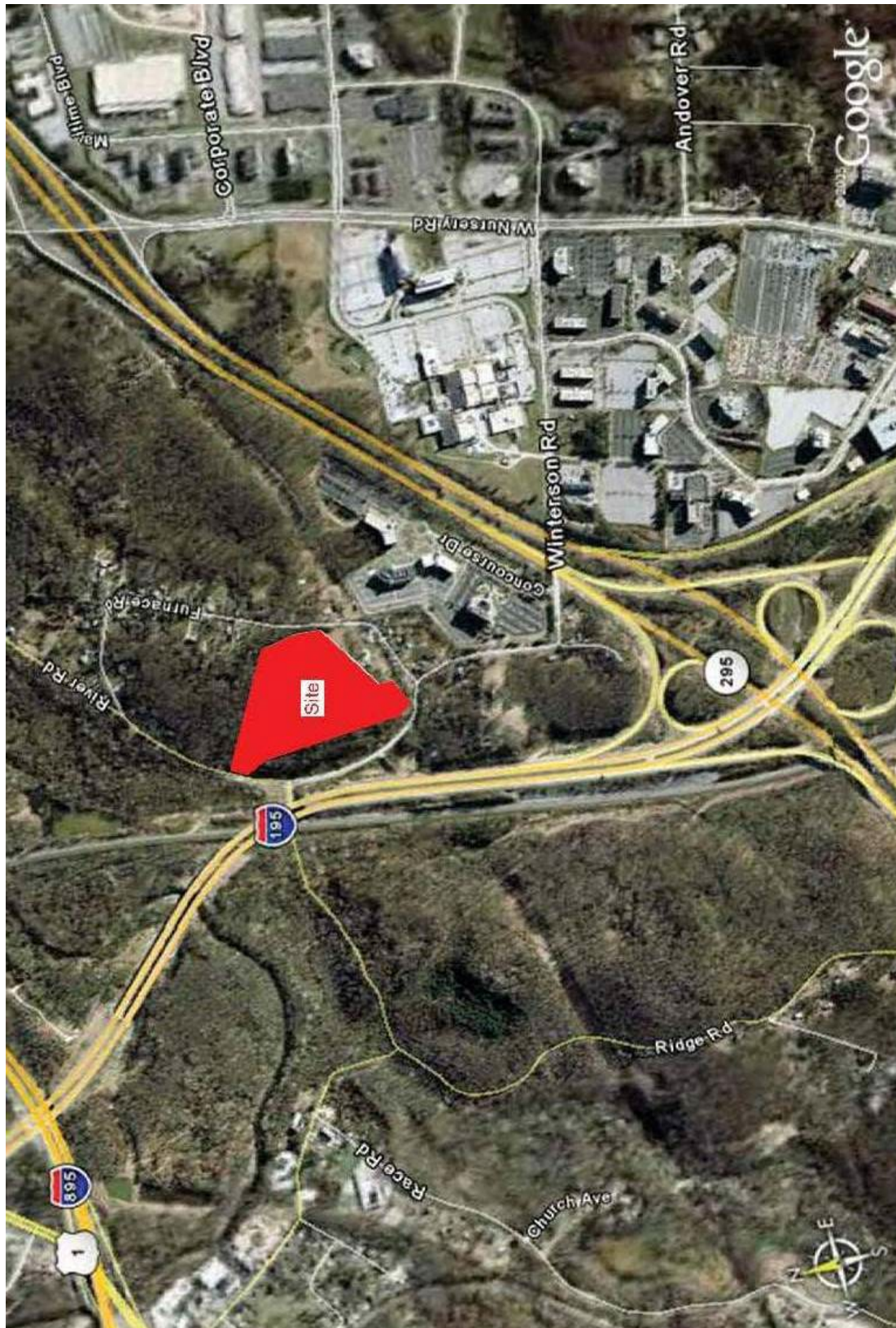
*Stormwater Management:* Stormwater management can be accommodated onsite.

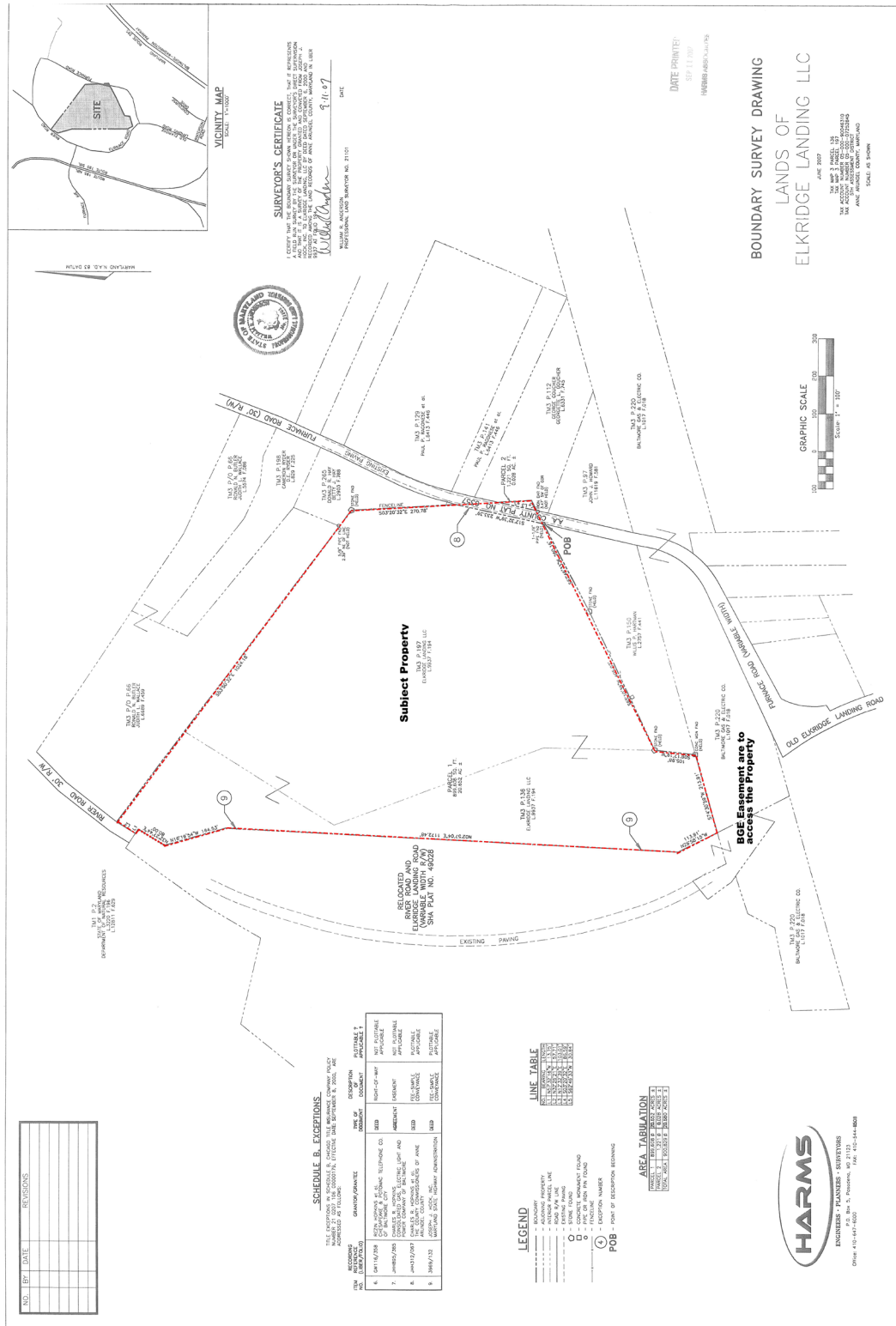
*Roadway Improvements:* Roadway improvement will be required if we do not meet the "Old Code" requirements. Determination of the improvements will be subject to a traffic study. In addition, roadway improvements could be self-imposed if the Partnership desires to widen and updated Old Elkridge Landing Road as it nears the property to provide a more formal appearance.

Under either scenario, if transportation improvements to Old Elkridge Landing are warranted, the project will need to coordinate improvements with a nearby property owner to gain access to additional right of way.



## LOCATION MAP







## SITE VIEW RANGE

