



# AZAR INDUSTRIAL COMPLEX

100-139 ROESLER ROAD | GLEN BURNIE, MARYLAND 21060

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Located immediately off of MD Route 2 (Governor Ritchie Highway)
- Close proximity to I-97
- 15 minute drive to BWI Airport
- C-4 (Commercial - Highway) zoning

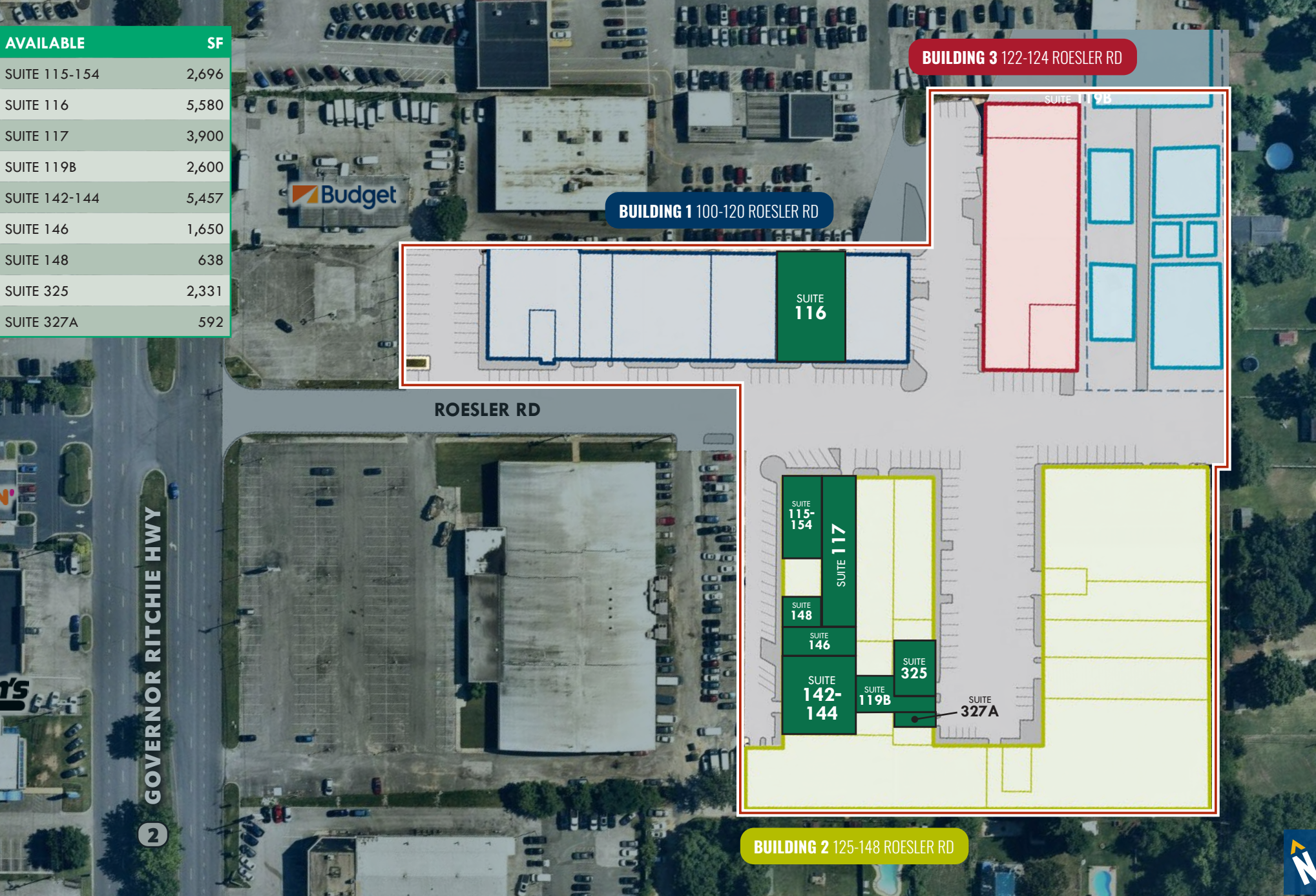
## AVAILABLE:

<b>BLDG. 1</b>	SUITE 116:	5,580 SF ± (WAREHOUSE, 1 DRIVE-IN)
<b>BLDG. 2</b>	SUITE 117:	3,900 SF ± (WAREHOUSE, 1 DRIVE-IN)
<b>BLDG. 2</b>	SUITE 115-154:	2,696 SF ± (OFFICE)
<b>BLDG. 2</b>	SUITE 148:	638 SF ± (OFFICE)
<b>BLDG. 2</b>	SUITE 146:	1,650 SF ± (WAREHOUSE, )
<b>BLDG. 2</b>	SUITE 142-144:	5,457 SF ± (WAREHOUSE, 1 DRIVE-IN)
<b>BLDG. 2</b>	SUITE 325:	2,331 SF ± (WAREHOUSE, 1 DRIVE-IN)
<b>BLDG. 2</b>	SUITE 119B:	2,600 SF ± (WAREHOUSE, 1 DRIVE-IN)
<b>BLDG. 2</b>	SUITE 327A:	592 SF ± (WAREHOUSE, 1 DRIVE-IN)



# SITE PLAN

AVAILABLE	SF
SUITE 115-154	2,696
SUITE 116	5,580
SUITE 117	3,900
SUITE 119B	2,600
SUITE 142-144	5,457
SUITE 146	1,650
SUITE 148	638
SUITE 325	2,331
SUITE 327A	592



**BUILDING 1 100-120 ROESLER RD**

**BUILDING 3 122-124 ROESLER RD**

**BUILDING 2 125-148 ROESLER RD**

2 GOVERNOR RITCHIE HWY



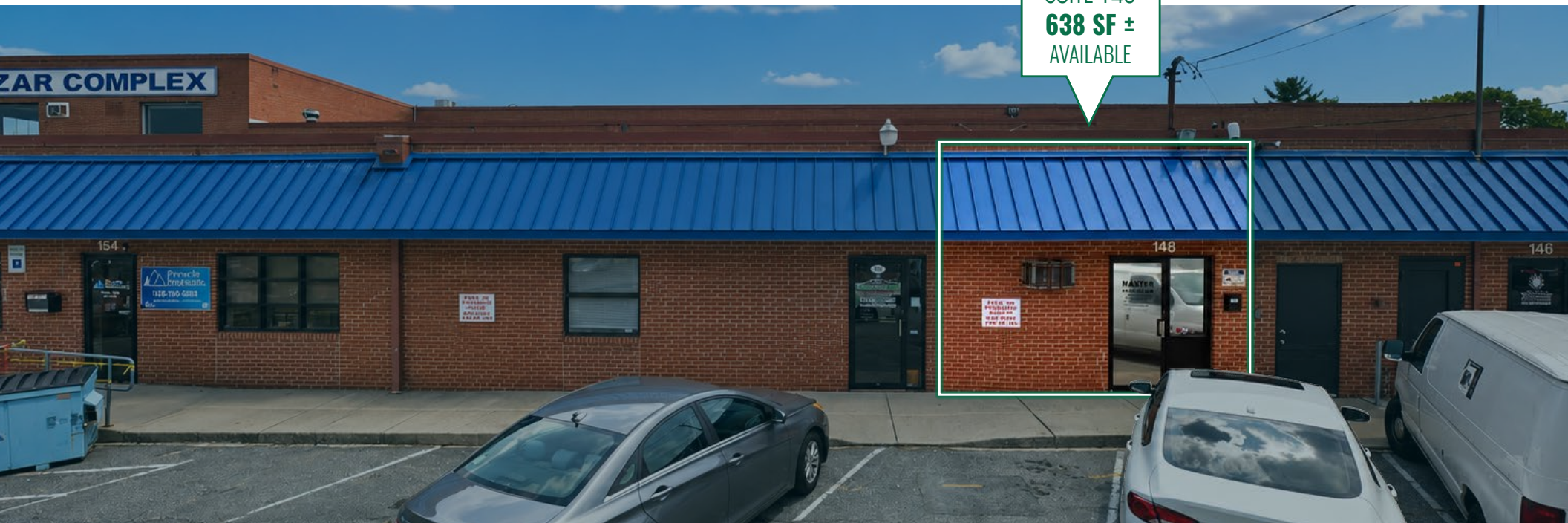
# SUITE 116 (WAREHOUSE)

BLDG. 1

SUITE 116  
**5,580 SF ±**  
AVAILABLE



# SUITE 115-154, 148 (OFFICE) BLDG. 2



# SUITE 117 (WAREHOUSE)

BLDG. 2



SUITE 117  
**3,900 SF ±**  
AVAILABLE

**S Signarama**  
410-761-1444

123

119

117 A

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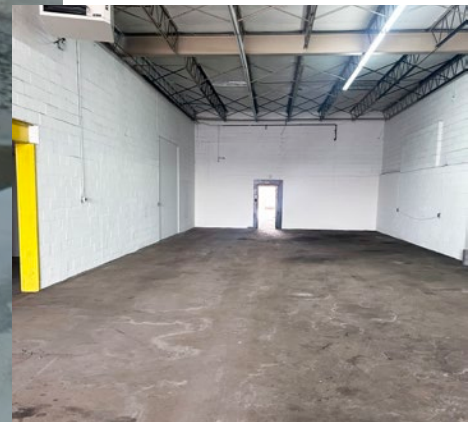
# SUITE 119B (WAREHOUSE) **BLDG. 2**

SUITE 119B  
**2,600 SF ±**  
AVAILABLE



# SUITE 142-144 (WAREHOUSE) BLDG. 2

SUITE 142-144  
**5,457 SF ±**  
AVAILABLE



# SUITE 146 (WAREHOUSE) BLDG. 2

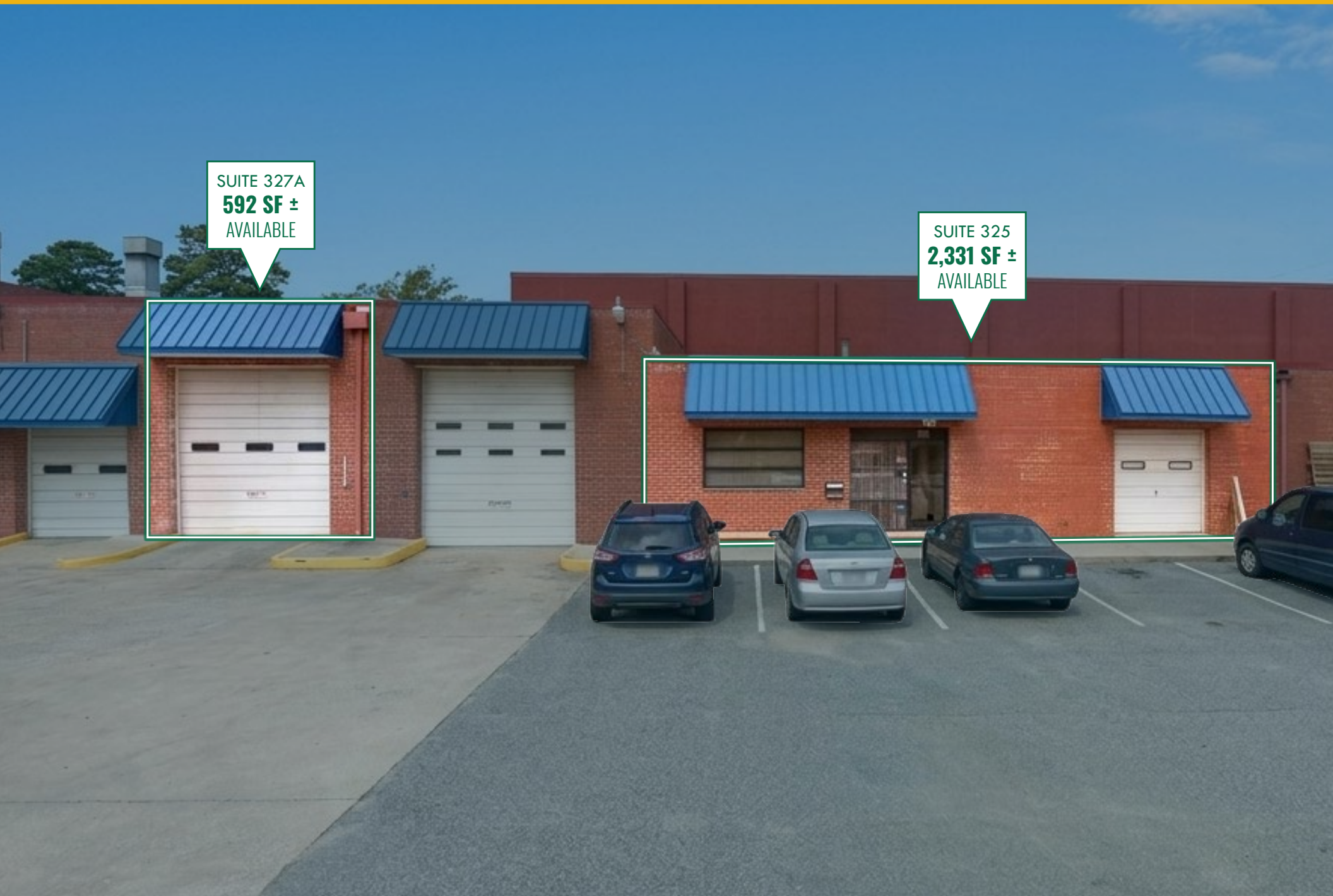
SUITE 146  
**1,650 SF ±**  
AVAILABLE



# SUITES 325, 327A (WAREHOUSE) BLDG. 2

SUITE 327A  
**592 SF ±**  
AVAILABLE

SUITE 325  
**2,331 SF ±**  
AVAILABLE



# LOCAL BIRDSEYE



**ShopRite**  
**BEST BUY**  
**five BELOW**  
**at home**  
**DXL**  
**Advance Auto Parts**  
**Pizza Hut**

**LOWE'S**  
**FedEx**  
**Giant**  
**TACO BELL**

**ALDI**  
**DICK'S SPORTING GOODS**  
**ROSS**  
**petco**  
**BIG LOTS!**  
**CHUCK E. CHEESE**  
**Panera**  
**DOLLAR TREE**  
**QDOBA**

**amazon fresh**  
**TARGET**  
**SALLY BEAUTY**  
**Burlington**  
**GNC**  
**OLLIE'S BARGAIN OUTLET**  
**BONEFISH GRILL**  
**Chick-fil-A**  
**COLD STONE**  
**SUNTRUST**

**COSTCO**  
**PETSMART**  
**ReStore**  
**LL Flooring**  
**West Marine**

**Walmart**

**McDonald's**  
**Checkers**  
**Wendy's**  
**MATTRESS FIRM**

**ExtraSpace**  
**WILKINS**  
**BUICK**  
**GMC**  
**SUBARU**

**StorageMart**

**GLEN BURNIE CROSSING**

**DW**  
**DOVELL & WILLIAMS**  
An Indel Power Group Company

**Patient First**

**Wawa**

**Friendly's**

**IHOP**

**DUNKIN'**

**POPEYES**  
**jiffylube**

**Bob Bell**  
**Ford**  
**HYUNDAI**

**Public Storage**

**MAISEL BROS. INC.**

**Brown's**  
Honda City

**Bank of America**

**EXXON**

**Brown's**  
TOYOTA OF GLEN BURNIE

**SITE**

**GLEN HAVEN MEMORIAL PARK**

**BAYMEADOW INDUSTRIAL PARK**





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