



# WAREHOUSE SPACE

6730 SANTA BARBARA COURT | ELKRIDGE, MARYLAND 21075

FOR  
**SUBLEASE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 27,300 SF ± available
  - » 25,489 SF ± warehouse space
  - » 1,811 SF ± office space
- Situated within Route 100 Industrial Park
- Ample parking
- Gas heat/public utilities
- Sprinklered
- 1400 Amps of 120/208 volt, 3 phase service
- Easy access Route 100, Route 1, I-295 and I-95
- Bus stop within walking distance
- Close proximity to BWI Airport

AVAILABLE: 27,300 SF ±

CLEAR HEIGHT: 22' ±

LOADING DOCKS: 3

DRIVE-INS: 2 (OVERSIZED)

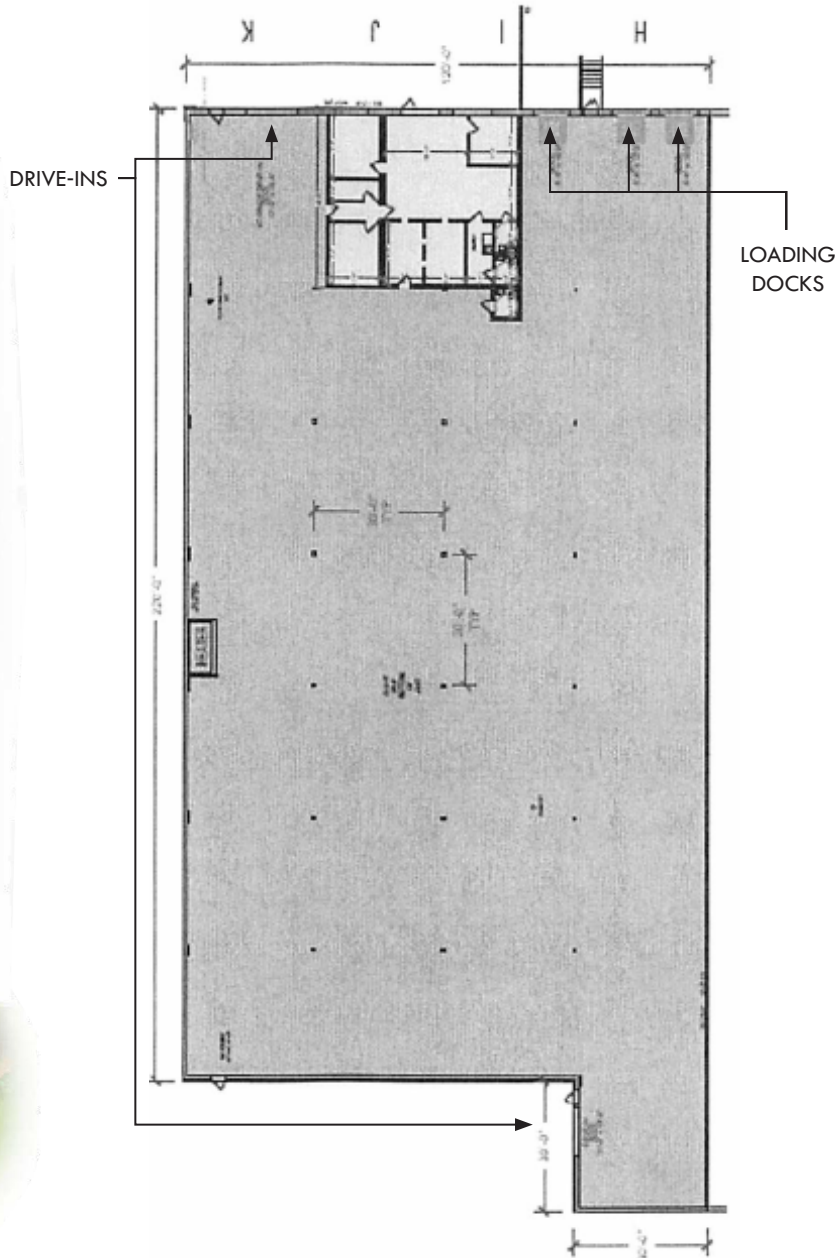
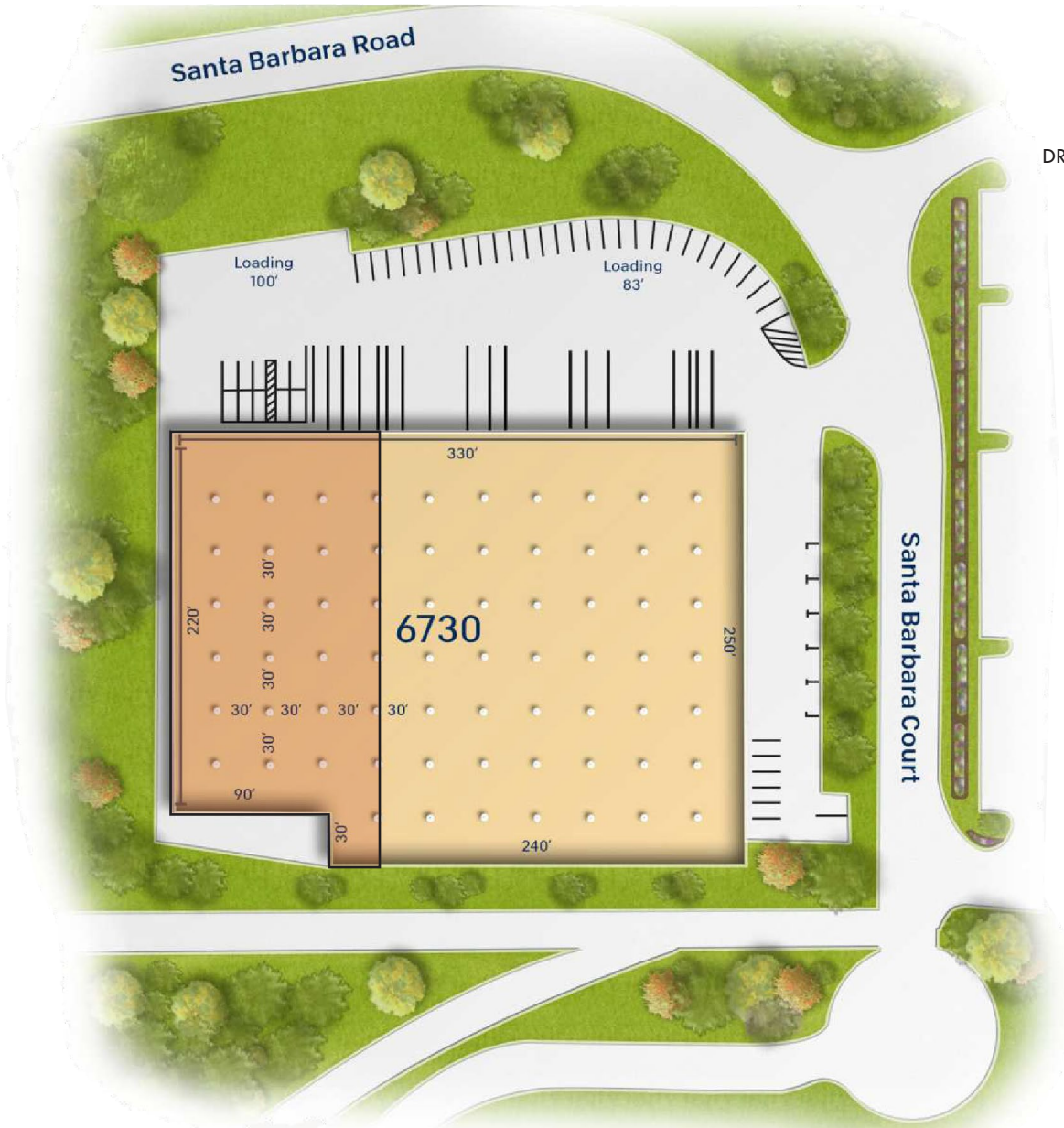
ZONING: M-2 (MANUFACTURING: HEAVY DISTRICT)

RENTAL RATE: NEGOTIABLE



GOOGLE STREET VIEW

# SITE/FLOOR PLANS



# TRADE AREA

## DRIVING DISTANCE TO:

**1** 0.8 MILES  
3 MIN. DRIVE

**100** 1.1 MILES  
4 MIN. DRIVE

**95** 1.9 MILES  
5 MIN. DRIVE

**BWI** BALTIMORE WASHINGTON INTERNATIONAL THURGOOD MARSHALL AIRPORT  
7.3 MILES  
10 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
10.8 MILES  
15 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)

**BALTIMORE, MD** 13.5 MILES  
20 MIN.

**WASHINGTON, DC** 29.9 MILES  
50 MIN.

**PHILADELPHIA, PA** 115.0 MILES  
1 HR. 50 MIN.

**RICHMOND, VA** 144.0 MILES  
2 HRS. 20 MIN.



# FOR MORE INFO **CONTACT:**



## **ANDREW MEEDER, SIOR**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**410.494.4881**

**AMEEDER@mackenziecommercial.com**



## **MATTHEW CURRAN, SIOR**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3203**

**MCURRAN@mackenziecommercial.com**



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**443-573-3200**

**111 S. Calvert Street  
Baltimore, MD 21202**

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

**[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)**



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