

INDUSTRIAL CONDO

114 HOLSUM WAY | GLEN BURNIE, MARYLAND 21060

FOR LEASE/ SALE





PROPERTY OVERVIEW

HIGHLIGHTS:

- 8,200 SF \pm industrial condo on .19 Acres \pm
- 1 drive in (front) and 2 dock positions (rear)
- C4 zoning (Highway Commercial District)
- Situated in the heart of Glen Burnie's retail/ commercial corridor
- Easy access to I-695, I-895, I-95, I-97 and I-295
- Close proximity to BWI Airport and the Port of Baltimore

CONDO SIZE:	8,200 SF ±
LOT SIZE:	.19 ACRES ±
DOCKS:	2 (REAR)
DRIVE INS:	1 (FRONT)
ZONING:	C4 (COMMERCIAL - HIGHWAY)
RENTAL RATE:	\$12.00 PSF, NNN
SALE PRICE:	\$1,500,000





LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:



2.3 MILES **5 MIN. DRIVE**



1.9 MILES **5 MIN. DRIVE**



3.2 MILES **7 MIN. DRIVE**



4.2 MILES **10 MIN. DRIVE**



5.9 MILES

9 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD

10.8 MILES **19 MIN.**

WASHINGTON, DC

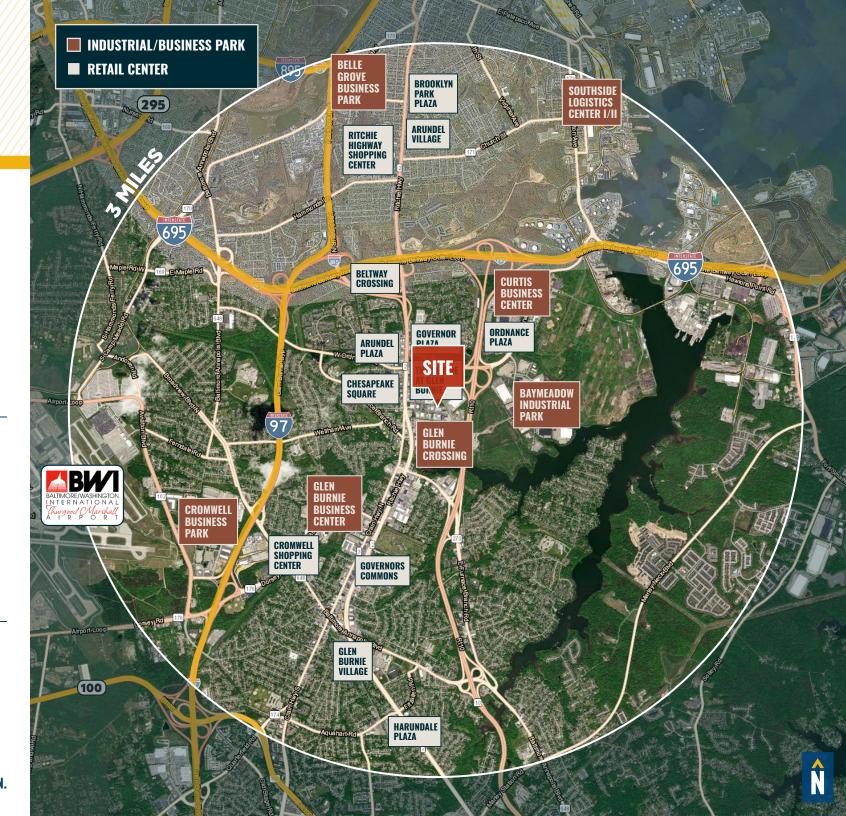
37.1 MILES **57 MIN.**

PHILADELPHIA, PA

108.0 MILES **1 HR. 50 MIN.**

RICHMOND, VA

151.0 MILES 2 HRS. 45 MIN.



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