



INDUSTRIAL CONDO

114 HOLSUM WAY | GLEN BURNIE, MARYLAND 21060

FOR
**LEASE/
SALE**

8,200 SF ±
ON
.19 AC ±



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 8,200 SF ± industrial condo on .19 Acres ±
- 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



BEST BUY

at home

Public Storage

Walgreens

LOWE'S

Giant

ALDI

DOLLAR TREE

BIG LOTS
DICK'S SPORTING GOODS
petco
BOB'S FURNITURE

FLOORS PLUS

Chick-fil-A

BONEFISH GRILL

OLLIE'S BARGAIN OUTLET

2
RITCHIE HWY

GLEN BURNIE MOTORSPORTS

WASH STATE CAR WASH

TARGET

SKYREACH

WELLS Automotive

CRASH CHAMPIONS COLLISION REPAIR TEAM

SITE

Walmart

HOLSUM WAY

CHESAPEAKE CENTER DR



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 695
2.3 MILES
5 MIN. DRIVE

INTERSTATE 895
1.9 MILES
5 MIN. DRIVE

INTERSTATE 97
3.2 MILES
7 MIN. DRIVE

BWI
BALTIMORE-WASHINGTON INTERNATIONAL
Thurgood Marshall AIRPORT
4.2 MILES
10 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
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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