



FOR LEASE

DEVELOPMENT OR GROUND LEASE OPP.

13400 BALTIMORE AVENUE | LAUREL, MARYLAND 20707



1 ACRE ±

1 ACRE ±

IMPROVED
PRICING



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Route 1 Visibility (33,491 AADT)
- 2.1 Miles to I-95
- 1-Acre of Paved Parking area for ample space
- Surrounded by numerous amenities for added convenience
- Perfect space for automotive, construction, landscaping, fleet repair and contracting users

AVAILABLE SPACE:

UP TO 2 ACRES ±
(OUTDOOR STORAGE)

CLEAR HEIGHT:

16.5' & 11'-13'

LOT SIZE:

4.14 ACRES ±

ZONING:

COMMERCIAL, SERVICE (CS)

RENTAL RATE:

NEGOTIABLE



LEASING OPTIONS

**1 ACRE ±
OUTSIDE STORAGE**



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OUTSIDE STORAGE**



LOCAL BIRDSEYE



Aventura
AT CONTEE CROSSING

Centre at Laurel

SHOPPERS LONGHORN STEAKHOUSE

Jersey Mike's Subs COLD STONE CREAMERY

Chick-fil-A GNC NOTHING BUNDT CAKES

Urban Air
ADVENTURE PARK

MARLO

SITE

enterprise

CONTEE RD

SAKURA

ACADEMY
HONESTY & INTEGRITY

1

BALTIMORE AVE

33,491 AADT

ACADEMY LN



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
3.1 MILES
5 MIN. DRIVE

295
3.3 MILES
9 MIN. DRIVE

INTERSTATE 495
7.7 MILES
10 MIN. DRIVE

BWI
BALTIMORE WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
17.5 MILES
25 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
25.8 MILES
33 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD
25.9 MILES
32 MIN.

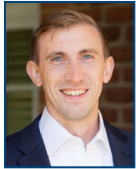
WASHINGTON, DC
19.7 MILES
39 MIN.

PHILADELPHIA, PA
127.0 MILES
2 HR. 3 MIN.

RICHMOND, VA
137.0 MILES
2 HRS. 19 MIN.



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