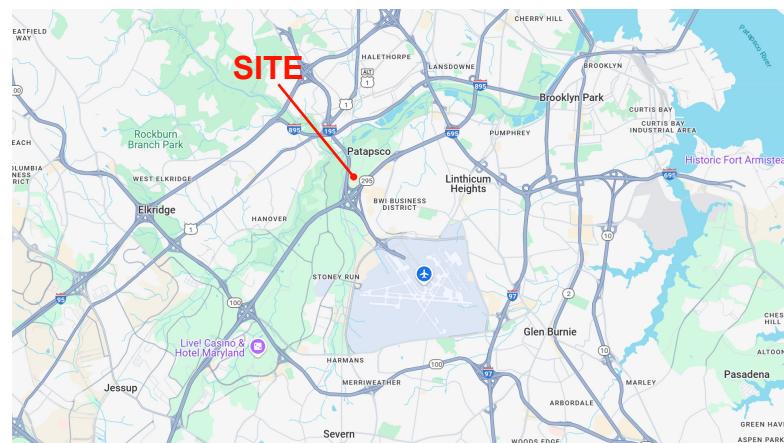


1326 FURNACE RD
LINTHICUM HEIGHTS, MD 21090



Rare Contractor Yard – Industrial Property Within The Business District of Linthicum

- \pm 2.42 Acres zoned W2 with improvements:
 - \pm 2,700 sqft 2-story building
 - \pm 1,400 storage garage with 4 drive-ins
- Permitted grading plan in process
- Ideal for Contractor and Construction Yards, Light Manufacturing, outside storage, office users, and many more industrial users
- Prime location near a high-traffic commercial district
- Close Proximity to BWI and major Highways (I-695 and I-295)
- **Asking Price: \$1,998,000**
- **Lease Rate: \$10,000 per month NNN**



Main: 410-449-1144 · Fax: 410-983-3956 · friendre.com
8436 Veterans Hwy, Millersville, MD 21108

All information is from sources deemed reliable; However, we are not responsible for errors, omissions, misinterpretation, or misuse of information presented; We make no warranty of any kind, express or implied, with respect to the property or any other matters; Information and the property is subject to change, corrections, prior sales, or withdrawal.



YASMIN BANNAN
Commercial Salesperson
443-207-2886
ybannan@friendre.com

KENNETH GRIFFIN, SIOR
Commercial Salesperson
410-914-1007
kgriffin@friendre.com

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