



SERVICE WAREHOUSE

405 LABURNUM ROAD | EDGEWOOD, MARYLAND 21040

FOR
SALE

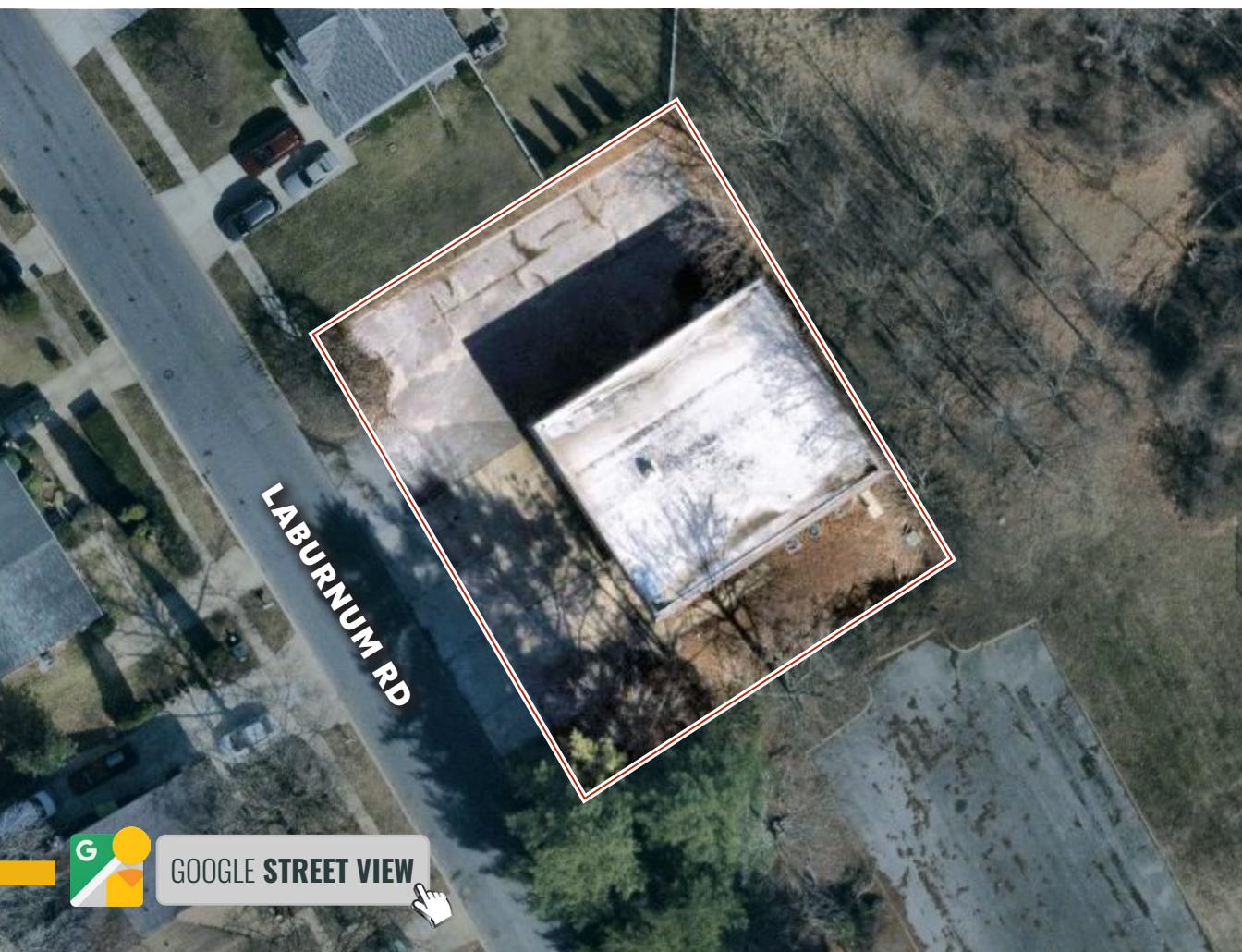


PROPERTY OVERVIEW

HIGHLIGHTS:

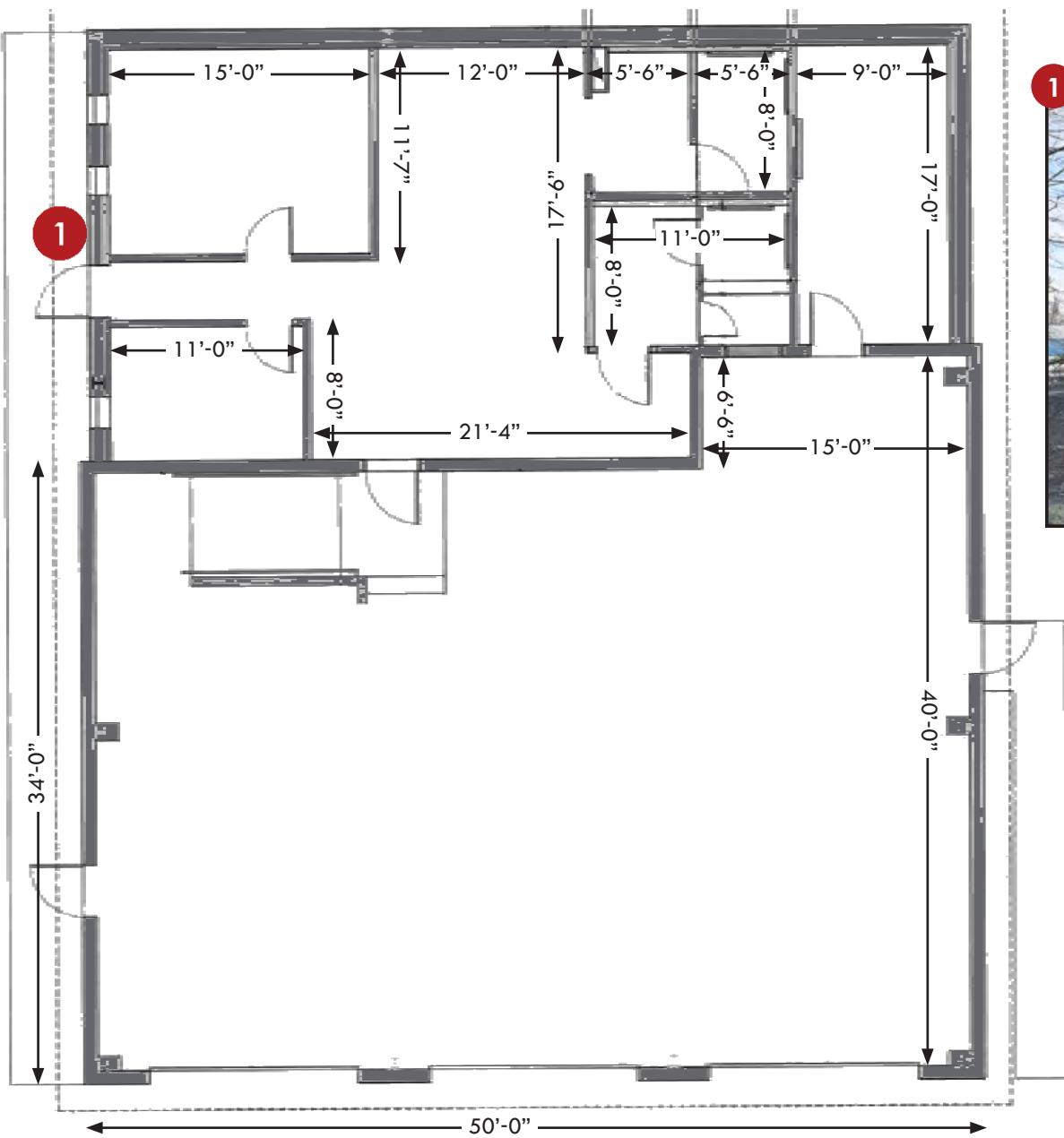
- 3,035 SF ± service warehouse on .285 acres ±
- Entirely conditioned warehouse
- Three (3) oversized drive-in doors
- Recent renovations
- Office space
- Full building generator
- Ideal for a variety of uses
- Close proximity to Route 40 and I-95, providing easy access to the entire Mid-Atlantic region

BUILDING SIZE:	3,035 SF ±
LOT SIZE:	.285 ACRES ±
CLEAR HEIGHT:	16' ±
DRIVE-INS:	3 (12' x 12')
POWER:	SINGLE PHASE 200 AMPS
ZONING:	B1 (NEIGHBORHOOD BUSINESS DIST.)
SALE PRICE:	NEGOTIABLE



GOOGLE STREET VIEW

FLOOR PLAN

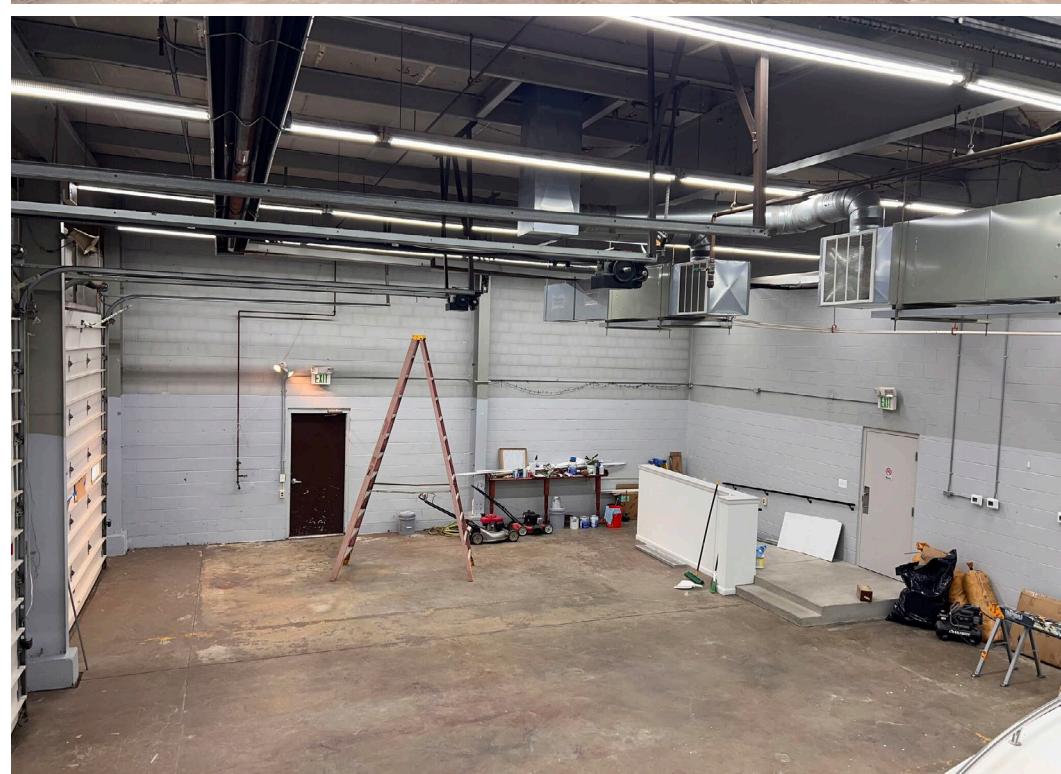
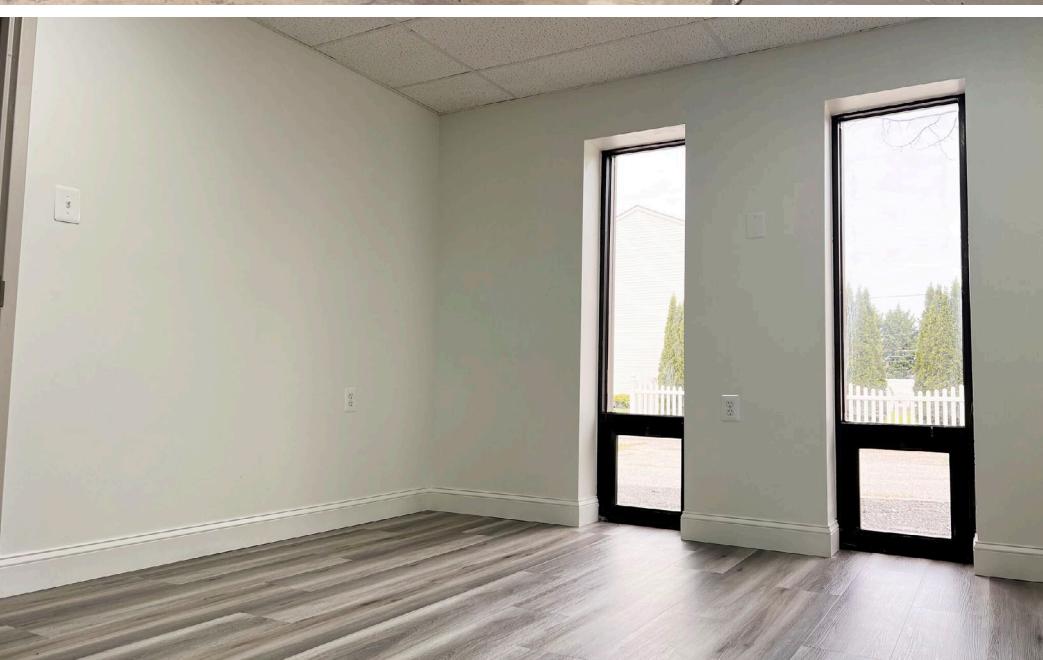


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Note: All measurements approximate.

INTERIOR PHOTOS



TRADE AREA

DRIVING DISTANCE TO:



2.4 MILES
4 MIN. DRIVE



2.7 MILES
5 MIN. DRIVE



4.4 MILES
7 MIN. DRIVE



26.5 MILES
30 MIN. DRIVE
(SEAGIRT
MARINE TERMINAL)



36.6 MILES
36 MIN. DRIVE

BALTIMORE, MD

25.9 MILES
35 MIN.

WASHINGTON, DC

64.5 MILES
1 HR. 20 MIN.

PHILADELPHIA, PA

84.0 MILES
1 HR. 20 MIN.

RICHMOND, VA

174.0 MILES
3 HRS. 0 MIN.

- INDUSTRIAL/BUSINESS PARK
- RETAIL CENTER

CONSTANT
FRIENDSHIP
SHOPPING
CENTER

BOULEVARD
AT BOX HILL

3 MILES

LAKESIDE
BUSINESS
PARK

WILLIAM
PACA
INDUSTRIAL
PARK

EDGEWOOD
COMMERCE
CENTER

EDGEGEATER
VILLAGE

WOODBRIDGE
CENTER

EDGEWOOD
PLAZA

TRIMBLE
ROAD
BUSINESS
PARK

SITE

BUSH
RIVER



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VISIT [PROPERTY PAGE](#) FOR MORE INFORMATION.



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