



SERVICE WAREHOUSE

405 LABURNUM ROAD | EDGEWOOD, MARYLAND 21040

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,035 SF \pm service warehouse on .285 acres \pm
- 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 \pm
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LOT SIZE:	.285 ACRES \pm
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CLEAR HEIGHT:	16' \pm
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DRIVE-INS:	3 (12' x 12')
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POWER:	SINGLE PHASE 200 AMPS
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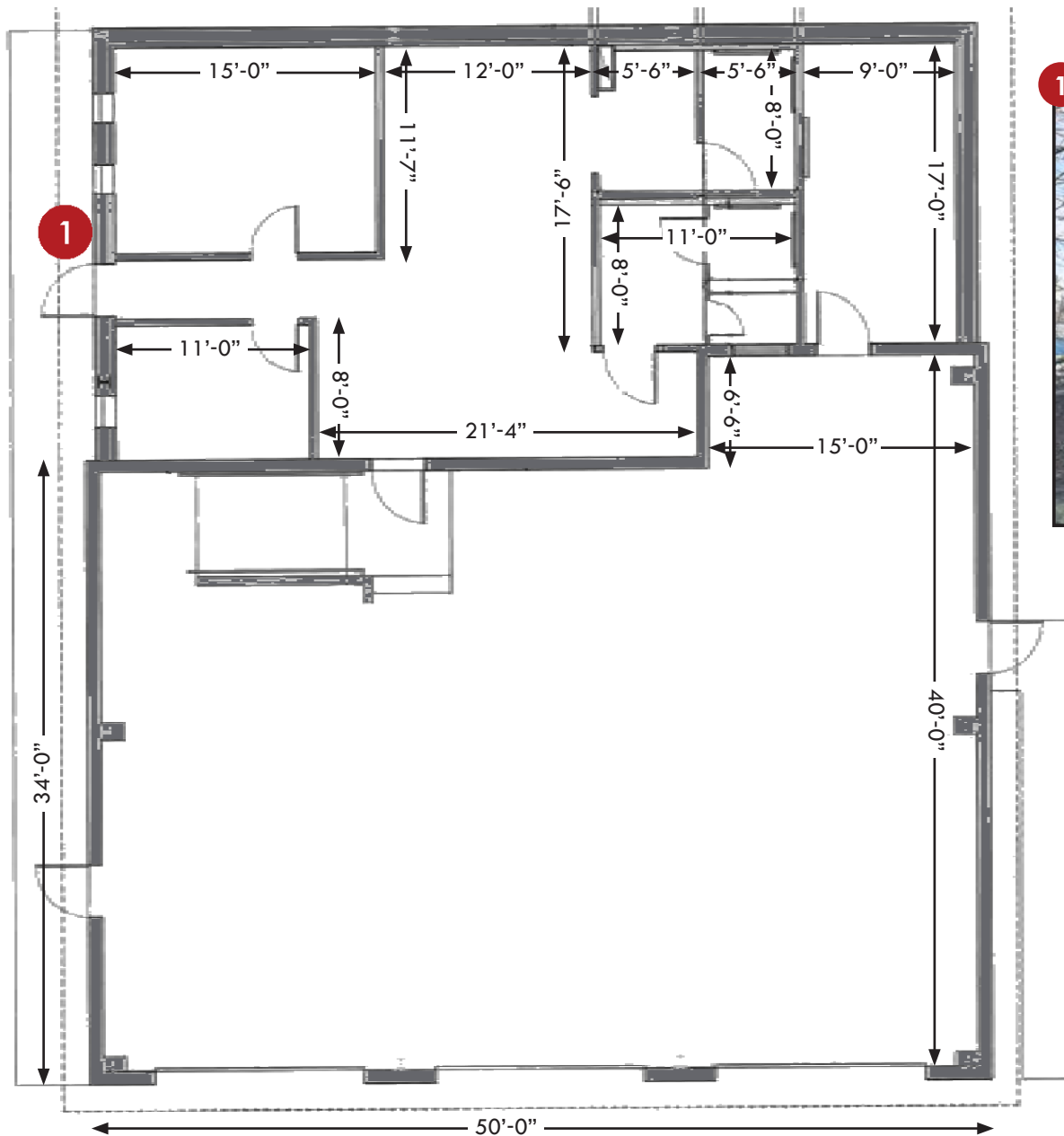
ZONING:	B1 (NEIGHBORHOOD BUSINESS DIST.)
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SALE PRICE:	NEGOTIABLE
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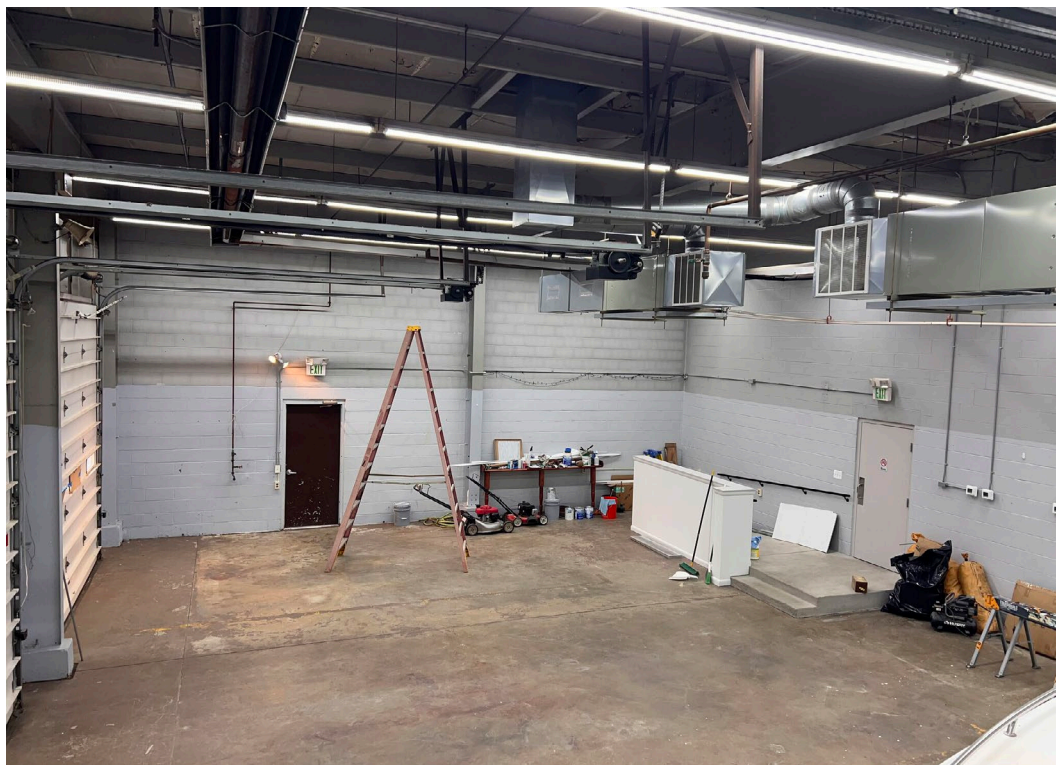
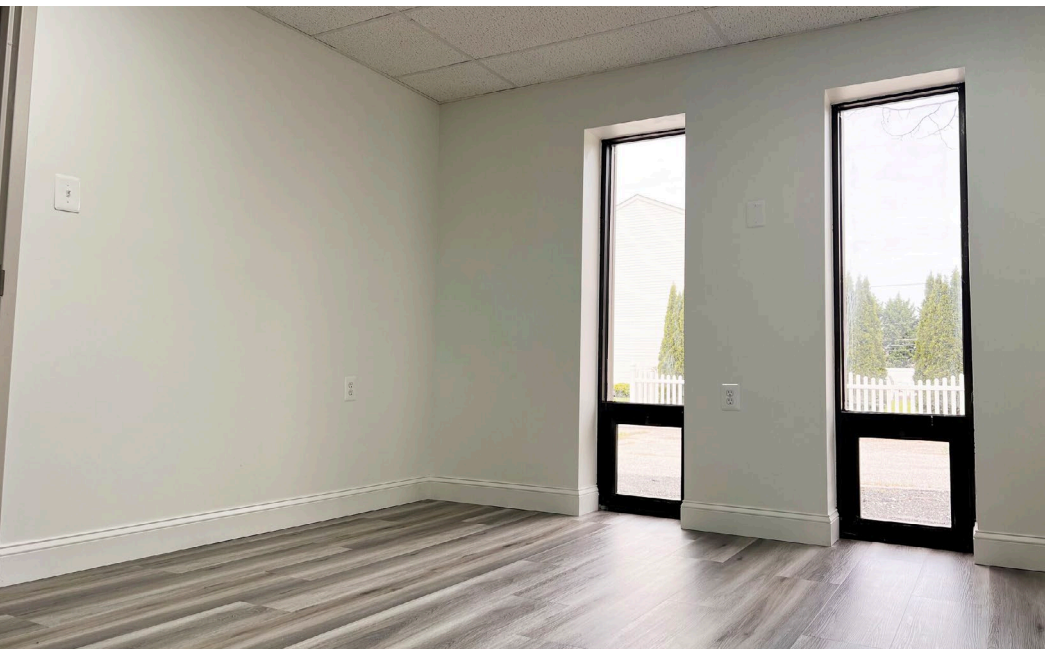
GOOGLE STREET VIEW

FLOOR PLAN



Note: All measurements approximate.

INTERIOR PHOTOS



TRADE AREA

DRIVING DISTANCE TO:

24 2.4 MILES
4 MIN. DRIVE

40 2.7 MILES
5 MIN. DRIVE

95 4.4 MILES
7 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
26.5 MILES
30 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
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.



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