



# FLEX/WAREHOUSE BUILDING

15401 OLD COLUMBIA PIKE | BURTONSVILLE, MARYLAND 20866

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 4,000 SF of updated office space with glass entry
- Wet sprinkler
- 3700 Amp Three phase power
- Immediate access to I-29



BUILDING SIZE:

32,845 SF ±

LOT SIZE:

2.29 ACRES ±

CLEAR HEIGHT:

14'

LOADING:

2 DRIVE-IN DOORS

YEAR BUILT:

1986

STORIES

2

ZONING:

CRN 1

SALE PRICE:

UNDISCLOSED



# INTERIOR PHOTOS

MAIN FLOOR



2ND FLOOR



LOADING - 2 DRIVE-IN DOORS





Architectural floor plan of the 1st floor of the New York City Police Department Administration Building. The plan shows a complex layout of rooms, corridors, and service areas. Key areas include the 'REAR SERVICE PROCESSING 104', 'LETTER PRESS 102', 'DISPATCH 100', 'BINDER 109', 'PRESS 106', and 'WAREHOUSE 107'. The plan is overlaid with a grid system with letters A through S and numbers 1 through 10. Dimensions are provided for various sections. A 'GENERAL NOTES' section is located at the bottom right, stating: 'GENERAL NOTES: REFER TO SHEET A-10 FOR EXTENT OF FLOOR FINISHES.'



Architectural floor plan of a building with a grid system (1-6 and A-F). The plan shows various rooms including OFFICE, KITCHEN, SALES, and COMPUTER. It includes dimensions, door swings, and structural notes. A note at the bottom indicates "SINGLE PLY MEMBRANE ROOFING WITH INSULATION ATTACHED TO DECK AS SHOWN".



# LOCAL BIRDSEYE



## Burtonsville Town Square

Logos for businesses in Burtonsville Town Square: Roy Rogers, CVS pharmacy, Dunkin', Giant, Petco, TACO BELL, Capital One Bank, and the Greene Turtle.

## Burtonsville Crossing

Logos for businesses in Burtonsville Crossing: SPROUTS FARMERS MARKET, TJ-maxx, Burger King, moby dick, ULTA, myeye, and eggspiration.

BURTONSVILLE ELM SCHOOL

TIRES PLUS TOTAL CAR CARE

BARRA BRAVA

PAPA JOHN'S Rita's

198

McDonald's

SPRING CITY CHURCH

OLD COLUMBIA PIKE 31,502 AADT

SITE

198





# TRADE AREA

## DRIVING DISTANCE TO:

**198** 0.4 MILES  
2 MIN. DRIVE

**95** 3.7 MILES  
8 MIN. DRIVE

**29** 0.7 MILES  
3 MIN. DRIVE

**BWI**  
BALTIMORE-WASHINGTON  
INTERNATIONAL  
AIRPORT  
21.6 MILES  
32 MIN. DRIVE

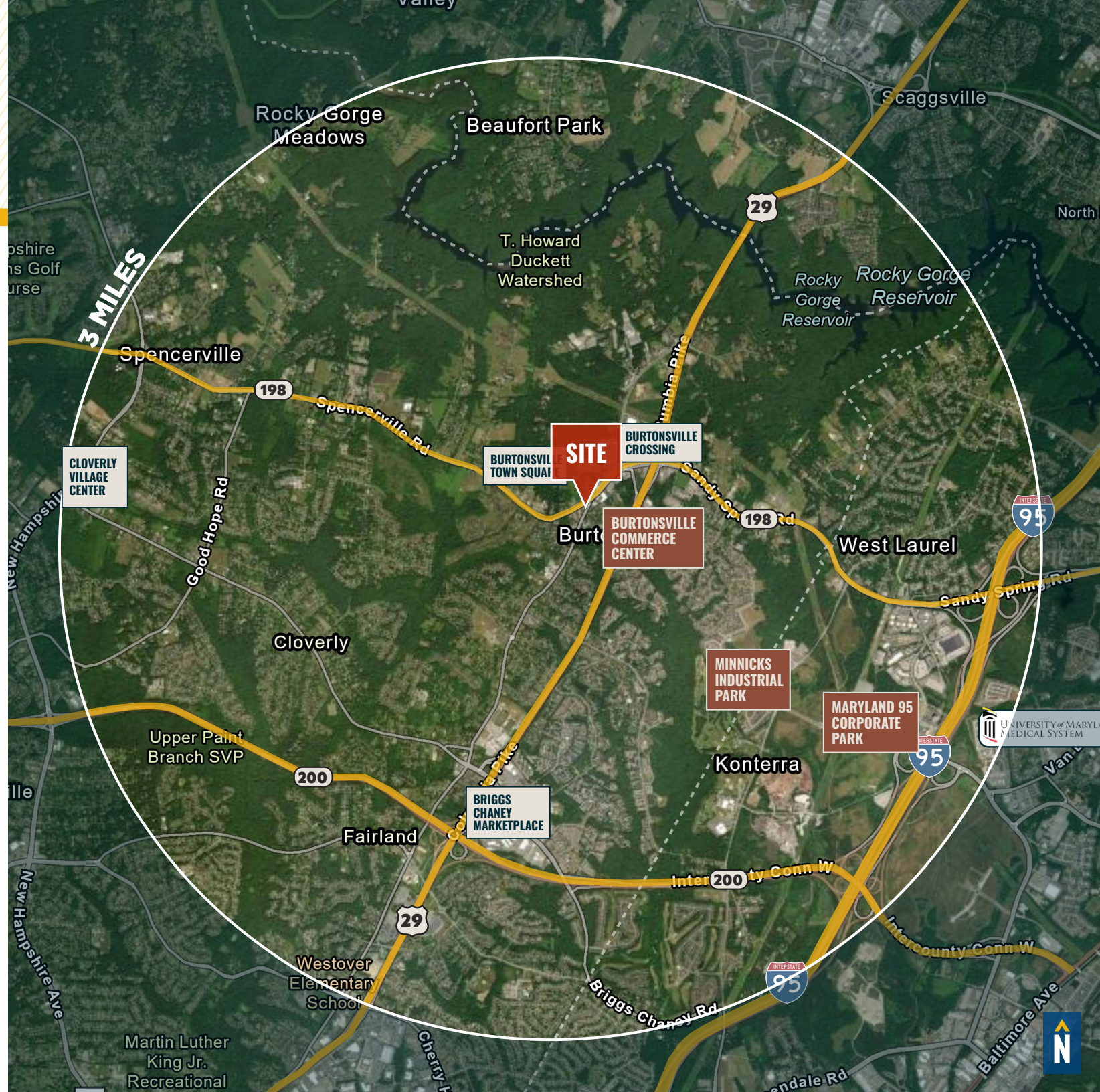
**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
26.9 MILES  
40 MIN. DRIVE  
(FAIRFIELD  
MARINE TERMINAL)

**BALTIMORE, MD** 25.0 MILES  
40 MIN.

**WASHINGTON, DC** 16.2 MILES  
40 MIN.

**PHILADELPHIA, PA** 125.0 MILES  
2 HRS. 10 MIN.

**RICHMOND, VA** 136.0 MILES  
2 HRS. 7 MIN.





# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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