

FOR SALE

701 EVELYN AVE

1.59 Acres (W-1) with 7,625 Sq. Ft. Building

703 EVELYN AVE

4.85 Acre Site (W-1), fenced, level and clear

LINTHICUM HEIGHTS, MD



Adjacent Properties under same Ownership.
Can be sold separately or together.

**Terrific Opportunity to acquire
Owner-User Property in
Linthicum Heights, MD.**



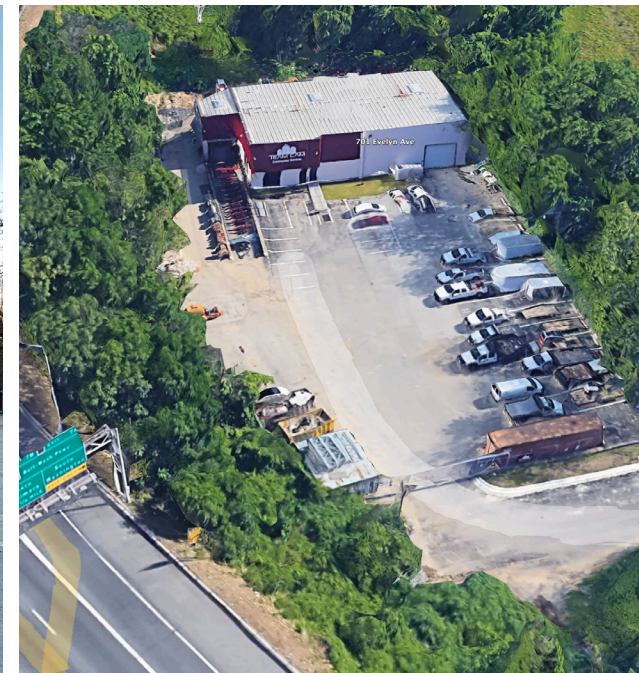
**ROSSO
COMMERCIAL**
real estate services

701 EVELYN AVE

Approximately 1.598 acres (69,614 square feet) of land currently improved by a single-story industrial building which was last renovated in 2015, and contains approximately 7,625 square feet of gross building area.

PROPERTY FEATURES

- » Terrific visibility along I-695 with 119k vehicles per day (MDOT - 2023)
- » Great location with easy access to major transportation routes including 295, 695, 895, 97. Short distance to/from BWI Thurgood Marshall Airport
- » Building includes a nice mix of warehouse + improved office space
- » Both Dock-High and At-Grade Loading
- » Served by Public Water and Sewer
- » **Pricing:** Please contact Broker

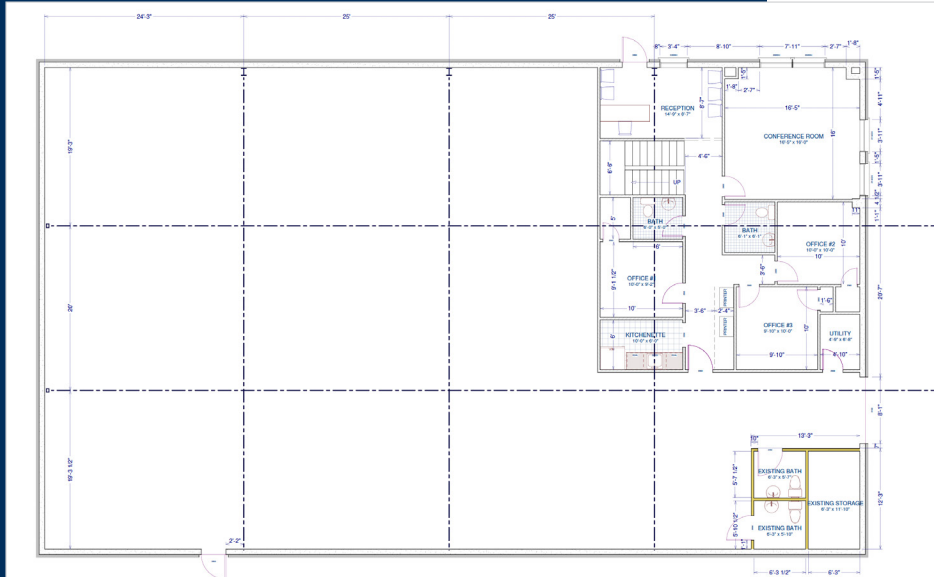


MOVING COMMERCIAL REAL ESTATE GOALS FORWARD.

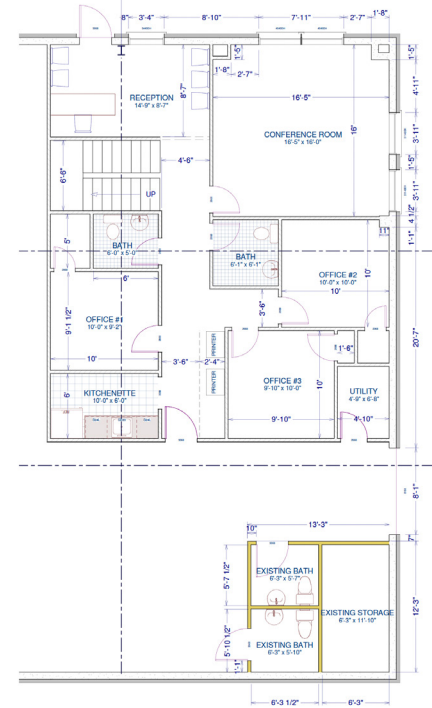
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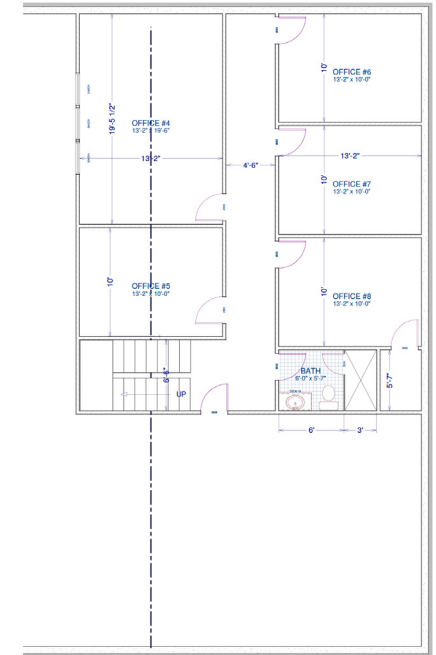
MIX OF WAREHOUSE + IMPROVED OFFICE SPACE



Overall 1st Floor



Renovated 1st Floor Plan



Renovated 2nd Floor Plan

Utilities

All utilities are available to site and are adequate to serve most industrial exportations.

UTILITY	PROVIDER
Water	Anne Arundel County
Sewer	Anne Arundel County
Electric	Baltimore Gas & Electric
Gas	Baltimore Gas & Electric
Local Communications Services	Comcast, Verizon and various other providers



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The site contains approximately 4.859 acres (211,658 square feet) of W-1 (Industrial Park District) land.

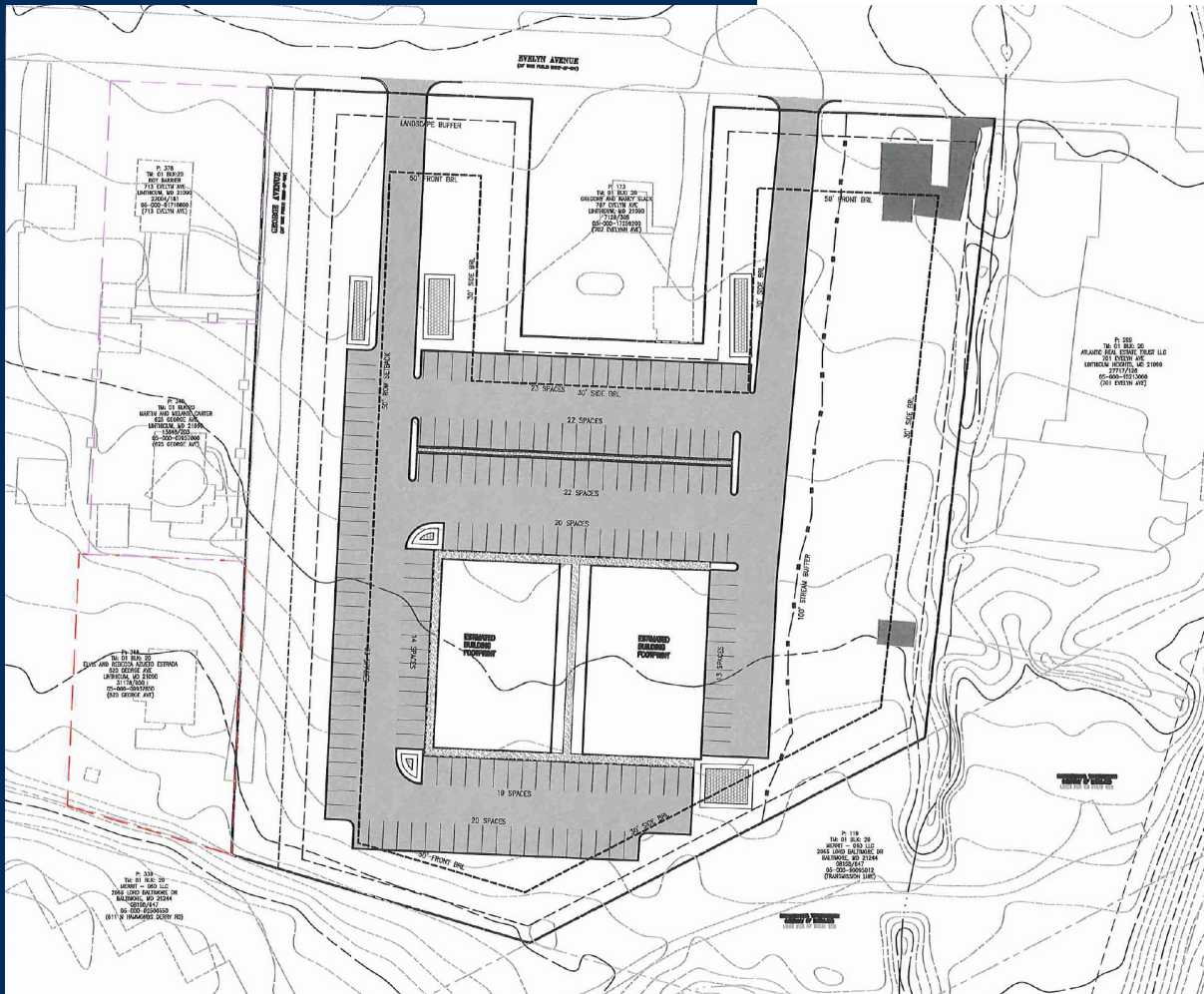
PROPERTY FEATURES

- » Secured by fencing bordering the entire property
- » Two (2) Gate entry/exit points
- » Site is clear and level, with gravel / millings, etc.
- » Served by Public Water and Sewer
- » Conceptual site plan and development feasibility summary completed by CPJ & Associates, reflecting approximately 49,200 Sq. Ft. Structure(s) + 186 Parking Spaces
- » **Pricing:** Please contact Broker



703 EVELYN AVE

Conceptual Site Plan Layout



Conceptual/example site plan & development feasibility summary completed by CPJ & Associates, reflecting approximately 49,200 Sq. Ft. Structure(s) + 186 Parking Spaces

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**701 & 703
EVELYN AVE.**
LINTHICUM HEIGHTS, MD



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701 & 703 EVELYN AVE.

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