

Industrial | For Lease

**CBRE**

Owned and Managed by



# 800-810 Central Avenue

Linthicum Heights, Maryland 21090

**RARE OPPORTUNITY FOR EXCESS YARD / OUTSIDE STORAGE**



## Features:

- + 22,250 SF of warehouse and covered loading area
- + 6,000 SF of office/showroom
- + 5,000 of covered storage
- + 4 usable acres
- + 2.5-acre +/- truck court and outside storage yard, gated, fenced, and lit
- + 18' clear height
- + 6 dock positions with pit levelers
- + 9 dock positions on the loading platform
- + 2 oversized drive-in ramps to the loading platform
- + Potential direct access to W. Nursery Road

## Improvements:

- + Office: Carpet, paint, lighting, bathrooms
- + Exterior: Paint, new warehouse roof, gutters, and downspouts, landscaping, fencing, asphalt repairs.

## Zoning Overview:

W-2: Industrial-Light, under Anne Arundel County's jurisdiction.

The following are considered permitted uses:

- + Auto/truck rental
- + Truck repair
- + Truck storage
- + Building materials storage
- + Contractor shops/yards
- + Equipment storage/repair/sales/rental
- + Outdoor storage



9 DOCKS + 2 RAMPED DRIVE INS



6 DOCKS



COVERED LOADING

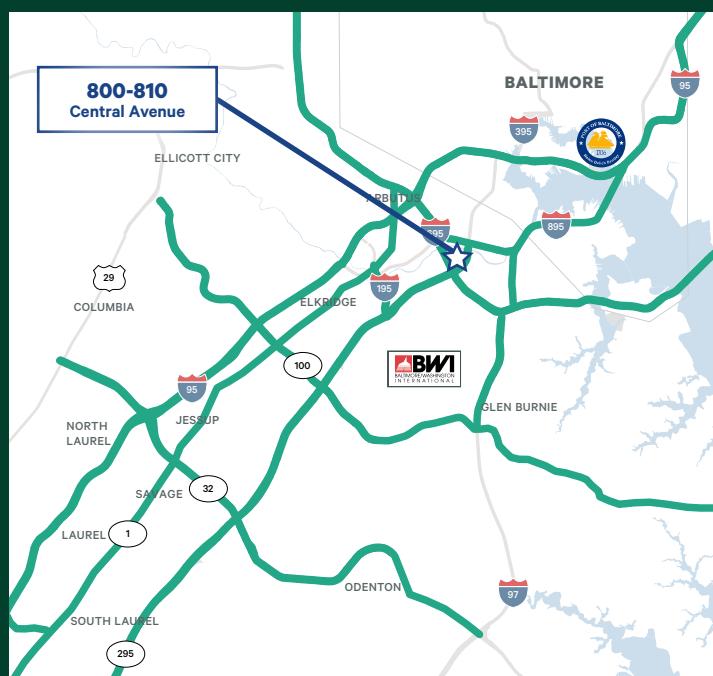
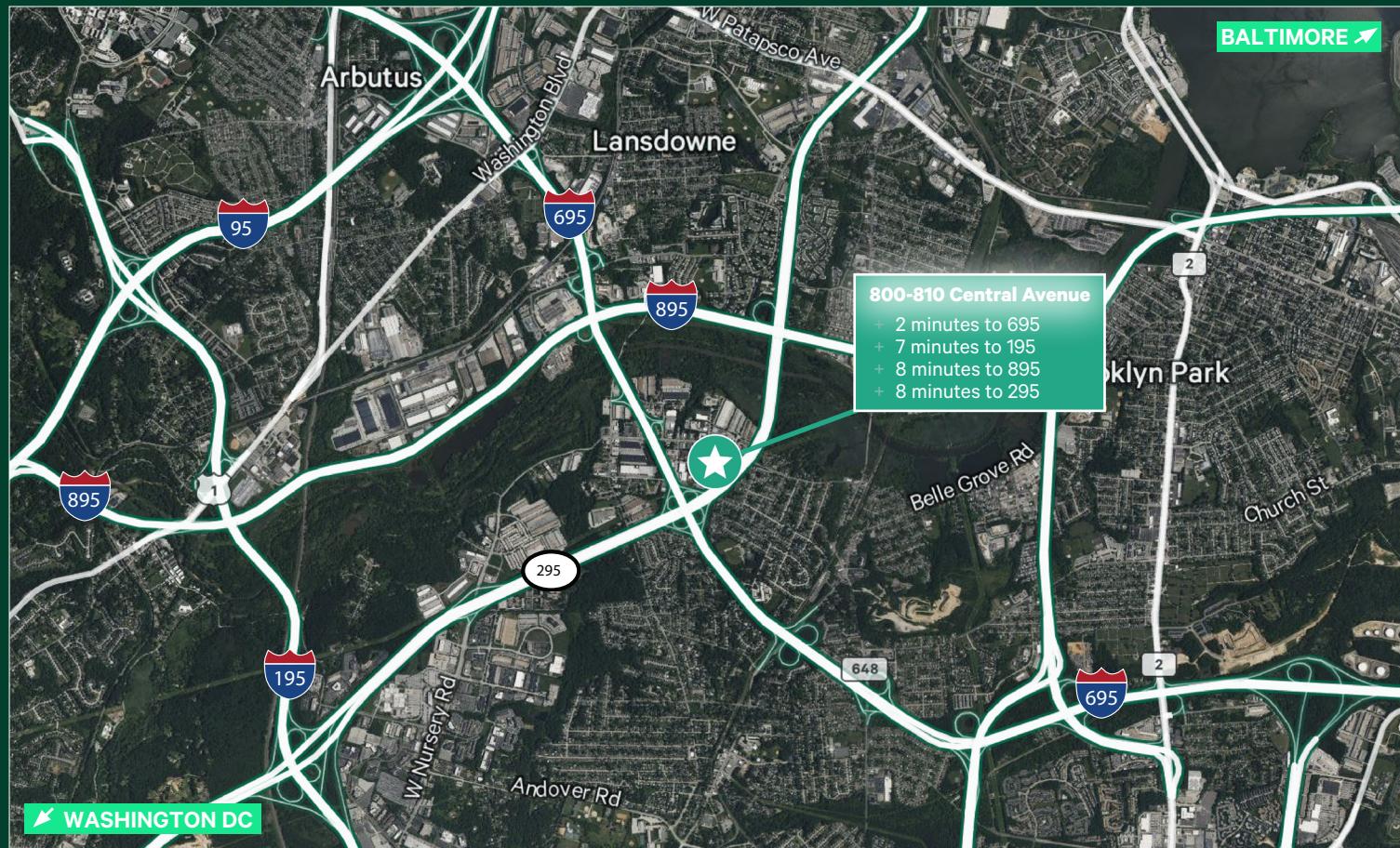


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REAL ESTATE PARTNERS