



WAREHOUSE AND IOS

6601 AMMENDALE ROAD | BELTSVILLE, MARYLAND 20705

FOR
LEASE



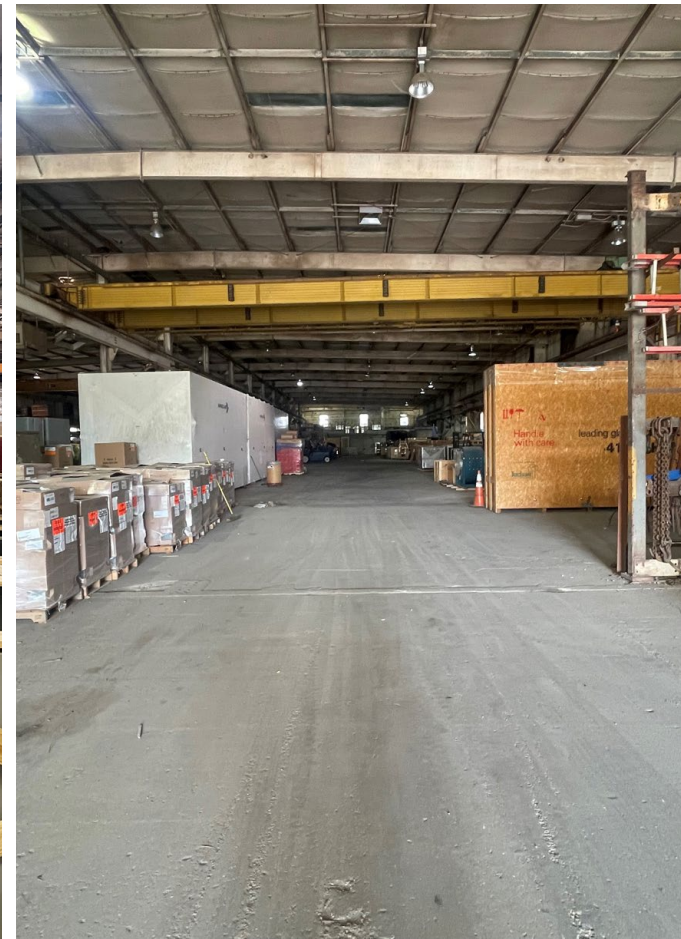
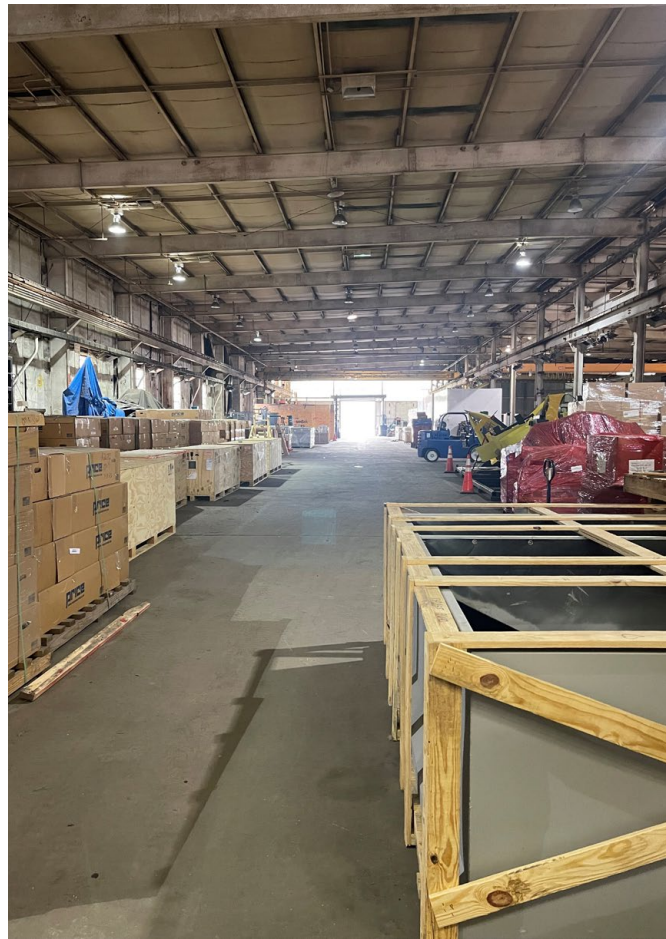
MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 38,780 SF \pm warehouse space
 - » Wide column spacing
 - » 1 14' x 14' dock door (ability to add more)
 - » 3 drive-in doors (14' x 14')
 - » 2 cranes (5 ton and 2 ton)
- 7,000 SF \pm office build-out in front of building
- 2.5 Acres \pm for outdoor storage
- Easy access to Route 1, I-95 and I-495



BUILDING SIZE:	45,780 SF \pm
IOS:	2.50 ACRES \pm
CONSTRUCTION:	MASONRY & METAL
CLEAR HEIGHT:	21'-23' \pm
DOCKS:	1 (14' x 14', W/ INTERIOR PLATFORM)
DRIVE-INS:	3 (14' x 14')
ZONING:	IH (INDUSTRIAL, HEAVY)
RENTAL RATE:	NEGOTIABLE

AERIAL



38,780 SF ± WAREHOUSE

7,000 SF ± OFFICE

DRIVE-IN

DOCK

2.5 ACRES ± IOS

AMMENDALE RD



GOOGLE STREET VIEW



LOCAL BIRDSEYE



S. ALBERT GLASS CO.

Ryder

United Rentals

ATLANTIC

CREAMER
FLETCHER CREAMER & SON, INC.

MORGATECH
AUTO

blue planet

OLD BALTIMORE PIKE

Orndorff & Spaid
Inc.

AMMENDALE RD

SITE



TRADE AREA

DRIVING DISTANCE TO:

1 2.1 MILES
5 MIN. DRIVE

INTERSTATE 495 3.7 MILES
9 MIN. DRIVE

INTERSTATE 95 4.3 MILES
9 MIN. DRIVE

BWI BALTIMORE WASHINGTON INTERNATIONAL THUNDERBOLT AIRPORT
22.4 MILES
30 MIN. DRIVE

REAGAN NATIONAL
23.5 MILES
40 MIN. DRIVE

WASHINGTON, DC 16.6 MILES
40 MIN.

BALTIMORE, MD 26.7 MILES
50 MIN.

RICHMOND, VA 132.0 MILES
2 HRS. 20 MIN.

PHILADELPHIA, PA 128.0 MILES
2 HRS. 40 MIN.



FOR MORE INFO CONTACT:



BRYAN HERR

VICE PRESIDENT

443.875.7505

BHERR@mackenziecommercial.com



OLIVER FRYER

VICE PRESIDENT

410.427.0454

OFRYER@mackenziecommercial.com



ADAM NACHLAS

SENIOR VICE PRESIDENT

443.798.9343

ANACHLAS@mackenziecommercial.com



DANIEL HUDAK, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205

DHUDAK@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200

111 S. Calvert Street
Baltimore, MD 21202

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



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