



.88 AC ± CONTRACTOR'S YARD

8211-8219 BALTIMORE STREET | LAUREL, MARYLAND 20724

FOR
SALE



FENCED AND
GATED WITH
STANDALONE
OFFICE BLDG.

PROPERTY OVERVIEW

HIGHLIGHTS:

- 0.88 Ac \pm industrial lot, ideal for contractor's yard
- 1,104 SF \pm standalone, well-maintained and fully conditioned office building
- 875 SF \pm shop building with 17' \pm clear height and two (2) drive-in doors
- Fully fenced, gated and well lit site
- Office heat pump replaced in November 2023
- Easy access to I-295, I-95, Route 32 and Route 1
- Convenient to BWI Airport

LOT SIZE:	0.88 ACRES \pm (3 PARCELS)
CLEAR HEIGHT:	17' \pm (SHOP SPACE)
DRIVE-INS:	2
SALE PRICE:	NEGOTIABLE



AERIAL



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:



1.2 MILES
4 MIN. DRIVE



2.8 MILES
6 MIN. DRIVE



4.1 MILES
7 MIN. DRIVE



11.6 MILES
14 MIN. DRIVE



17.7 MILES
20 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD

19.8 MILES
24 MIN.

WASHINGTON, DC

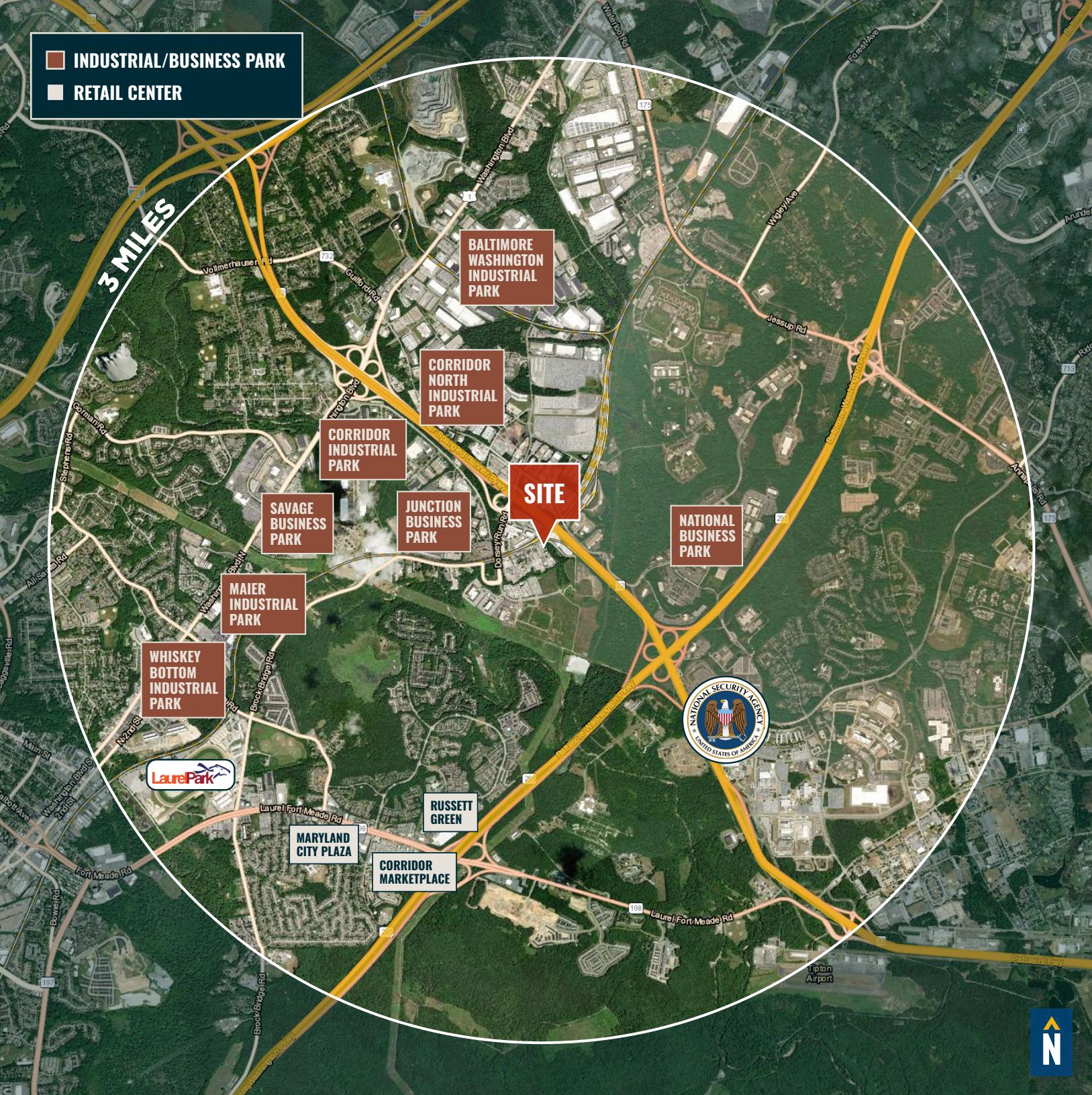
24.8 MILES
30 MIN.

PHILADELPHIA, PA

121.0 MILES
1 HR. 50 MIN.

RICHMOND, VA

139.0 MILES
2 HRS. 0 MIN.



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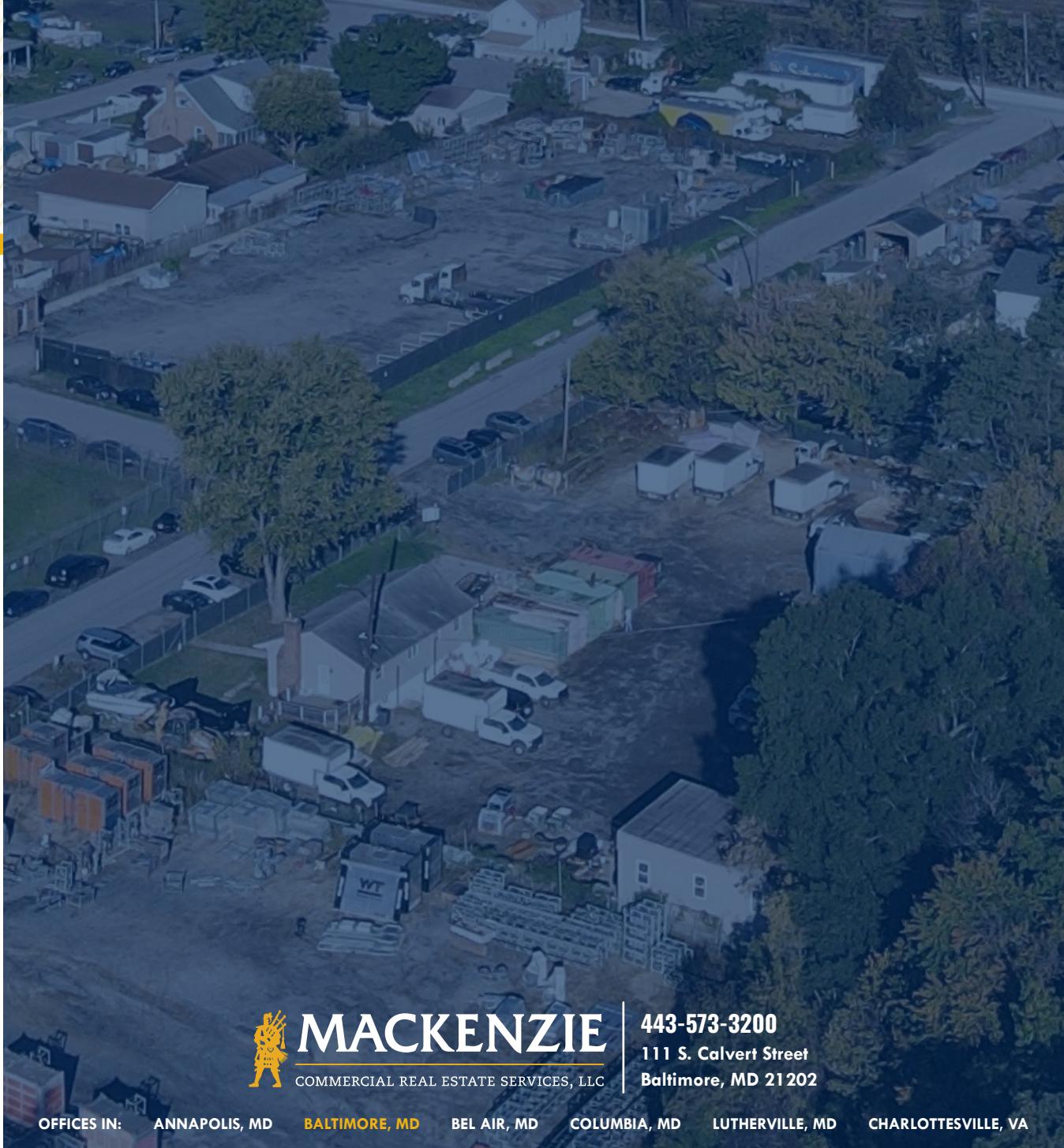


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