



WAREHOUSE SPACE

8691 LARKIN ROAD | SAVAGE, MARYLAND 20763

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 20,000 SF \pm warehouse space available
- Situated within the Corridor Industrial Park
- Excellent clear height (32'-34' \pm)
- Easy access to Route 1, Route 32, I-95 and I-295
- Close proximity to BWI Airport and the Port of Baltimore

AVAILABLE:

20,000 SF \pm

OFFICE SPACE:

UP TO 3,000 SF \pm

CLEAR HEIGHT:

32'-34' \pm

DOCKS:

4-6

ZONING:

M-2 (MANUFACTURING: HEAVY DIST.)

RENTAL RATE:

NEGOTIABLE



GOOGLE STREET VIEW

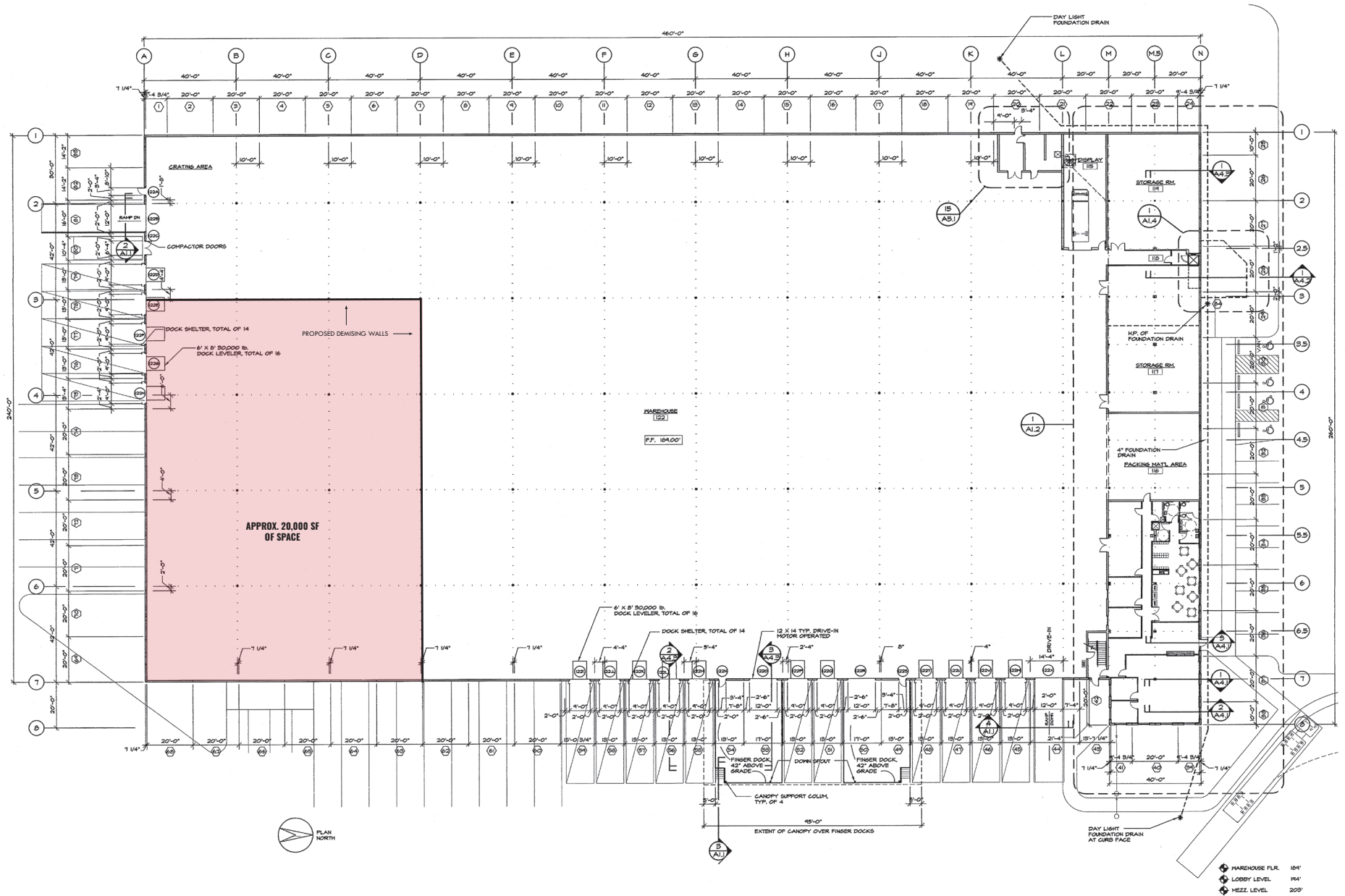
AERIAL



LARKIN RD



FLOOR PLAN / LEASE AREA



LOCAL BIRDSEYE



LARKIN RD

IRON MOUNTAIN



moxie
PEST CONTROL

1

LONG HOME
PRODUCTS

32

JFC
INTERNATIONAL INC.



TRADE AREA

DRIVING DISTANCE TO:

1 0.5 MILES
2 MIN. DRIVE

32 0.8 MILES
3 MIN. DRIVE

95 2.7 MILES
5 MIN. DRIVE

BWI
BALTIMORE WASHINGTON
INTERNATIONAL
THUNDERBOLT MARSHALL
AIRPORT
12.0 MILES
13 MIN. DRIVE

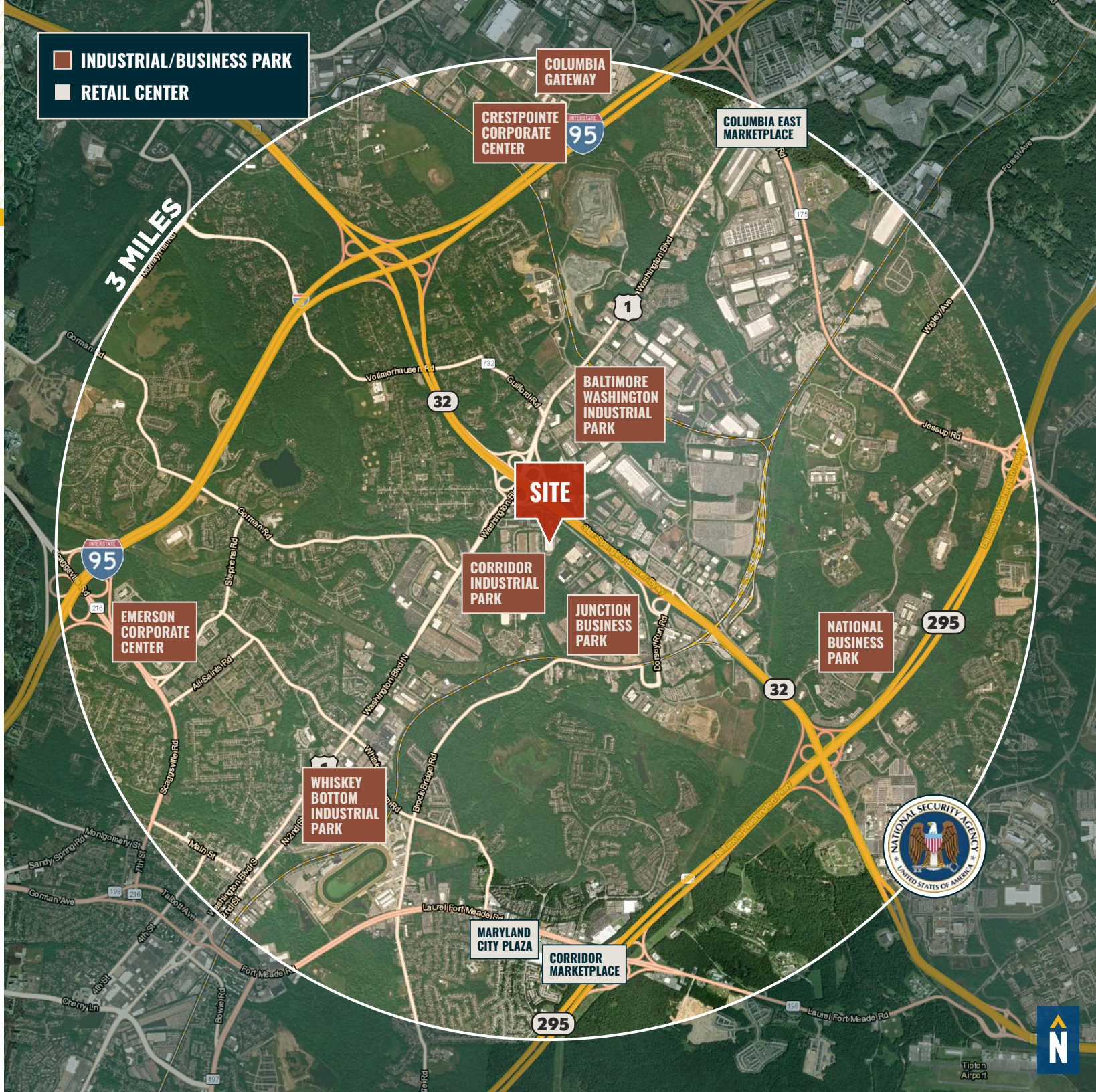
PORT OF BALTIMORE
17.5 MILES
18 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD 18.7 MILES
25 MIN.

WASHINGTON, DC 27.3 MILES
48 MIN.

PHILADELPHIA, PA 120.0 MILES
1 HR. 53 MIN.

RICHMOND, VA 144.0 MILES
2 HRS. 15 MIN.



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