

# FOR LEASE

Anne Arundel County, MD



## INDUSTRIAL PROPERTY

8223-8225 BALTIMORE  
ANNAPOLIS BOULEVARD  
PASADENA, MD 21122

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## AVAILABLE

21,413 sf ± on 3.43 Ac ±

- ▶ 8223: 12,789 sf ± on 1.97 Ac ±
- ▶ 8225: 8,624 sf ± on 1.46 Ac ±

## ZONING

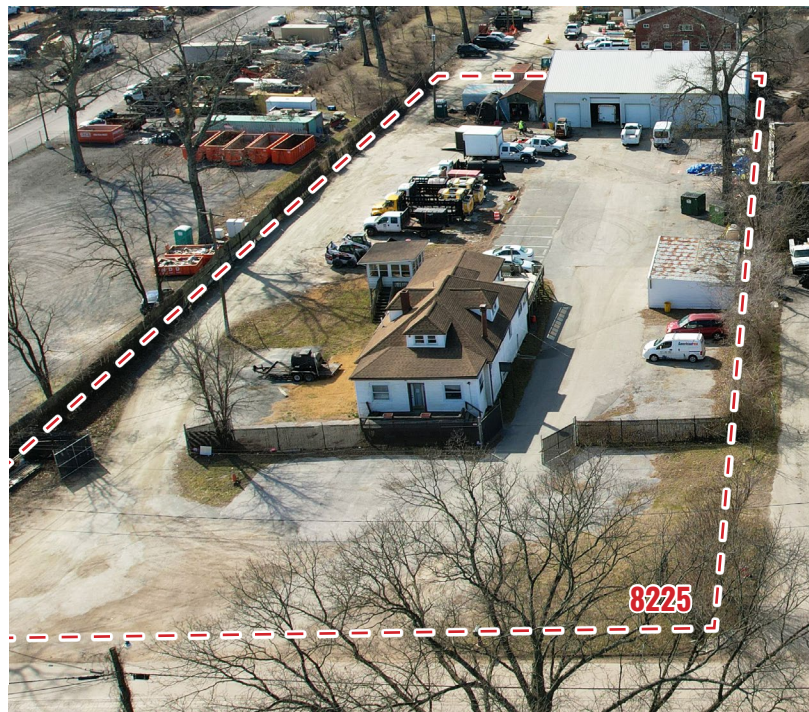
C4 (Commercial - Highway)

## LOADING

- ▶ 8223: Two (2) drive-ins
- ▶ 8225: Five (5) drive-ins

## HIGHLIGHTS

- ▶ Large 3.35 acre property (superior for outside storage)
- ▶ Fully paved and/or graveled
- ▶ Office and warehouse structures in good condition
- ▶ Easy access to Route 100, Route 2/Ritchie Hwy and I-97
- ▶ Ideal for light industrial user with need for outside storage of materials or vehicles, etc.



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# AERIAL

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# LOCAL BIRDSEYE

8223-8225 BALTIMORE ANNAPOLIS BOULEVARD | PASADENA, MARYLAND 21122



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# INDUSTRIAL TRADE AREA

8223-8225 BALTIMORE ANNAPOLIS BOULEVARD | PASADENA, MARYLAND 21122

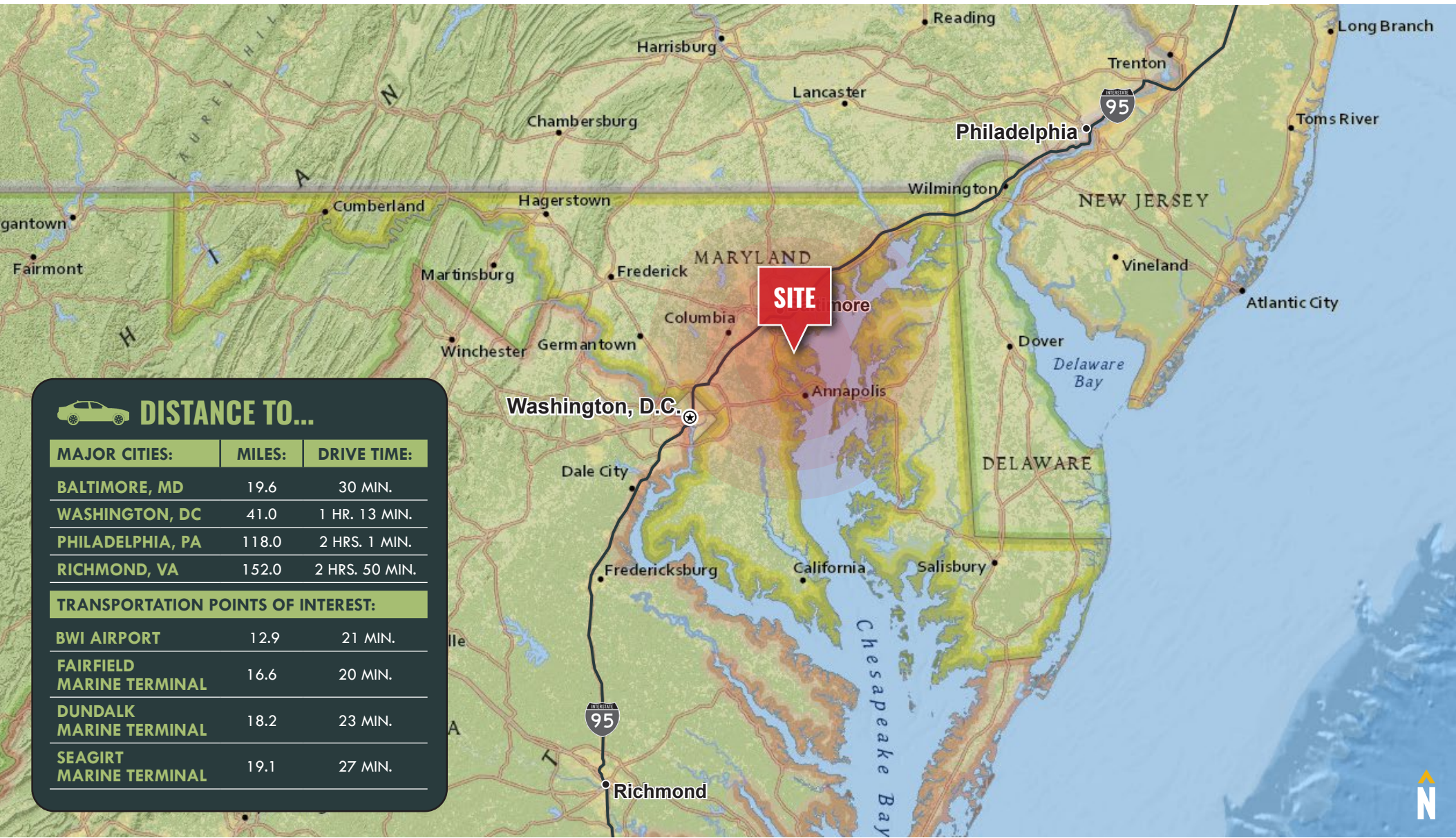



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# LOCATION

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 **DISTANCE TO...**

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	19.6	30 MIN.
WASHINGTON, DC	41.0	1 HR. 13 MIN.
PHILADELPHIA, PA	118.0	2 HRS. 1 MIN.
RICHMOND, VA	152.0	2 HRS. 50 MIN.

**TRANSPORTATION POINTS OF INTEREST:**

BWI AIRPORT	12.9	21 MIN.
FAIRFIELD MARINE TERMINAL	16.6	20 MIN.
DUNDALK MARINE TERMINAL	18.2	23 MIN.
SEAGIRT MARINE TERMINAL	19.1	27 MIN.

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