

FLEX/OFFICE FOR LEASE PATAPSCO BUSINESS CENTER

801 - 809 Barkwood Ct, Linthicum Heights, MD 21090

Available: 1,350 - 7,997 SF



PROPERTY INFORMATION

COUNTY: Anne Arundel
SUBMARKET: BWI North/Linthicum Ind

BUILDING DATA

TOTAL BUILDING SF: 59,261 SF
ZONING: W2

PROPERTY HIGHLIGHTS

- Drive-In and Dock Loading
- Ample Free Parking
- Public Utilities
- Zoned W-2 / Light Industrial Anne Arundel County
- Wet Sprinkler System
- Close Proximity to BWI, I-695 & MD Route 295
- Rooftop HVAC Units, Gas Warehouse Heat

AVAILABLE SPACES

SPACE	TYPE	SIZE (SF)
803 Barkwood Suite A	Flex	3,000 - 6,000 SF
803 Barkwood Suite G	Flex	1,350 SF
805 Barkwood Suite A	Flex	2,667 SF
805 Barkwood Suite G	Flex	2,651 SF
805 Barkwood Suite H	Flex	2,679 SF
805 Barkwood Suite I	Flex	2,667 SF
809 Barkwood Suite A&B	Flex	3,900 SF
809 Barkwood Suite C	Flex	1,950 SF
809 Barkwood Suite J	Flex	2,080 SF
809 Barkwood Suite O	Flex	1,950 SF

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Principal
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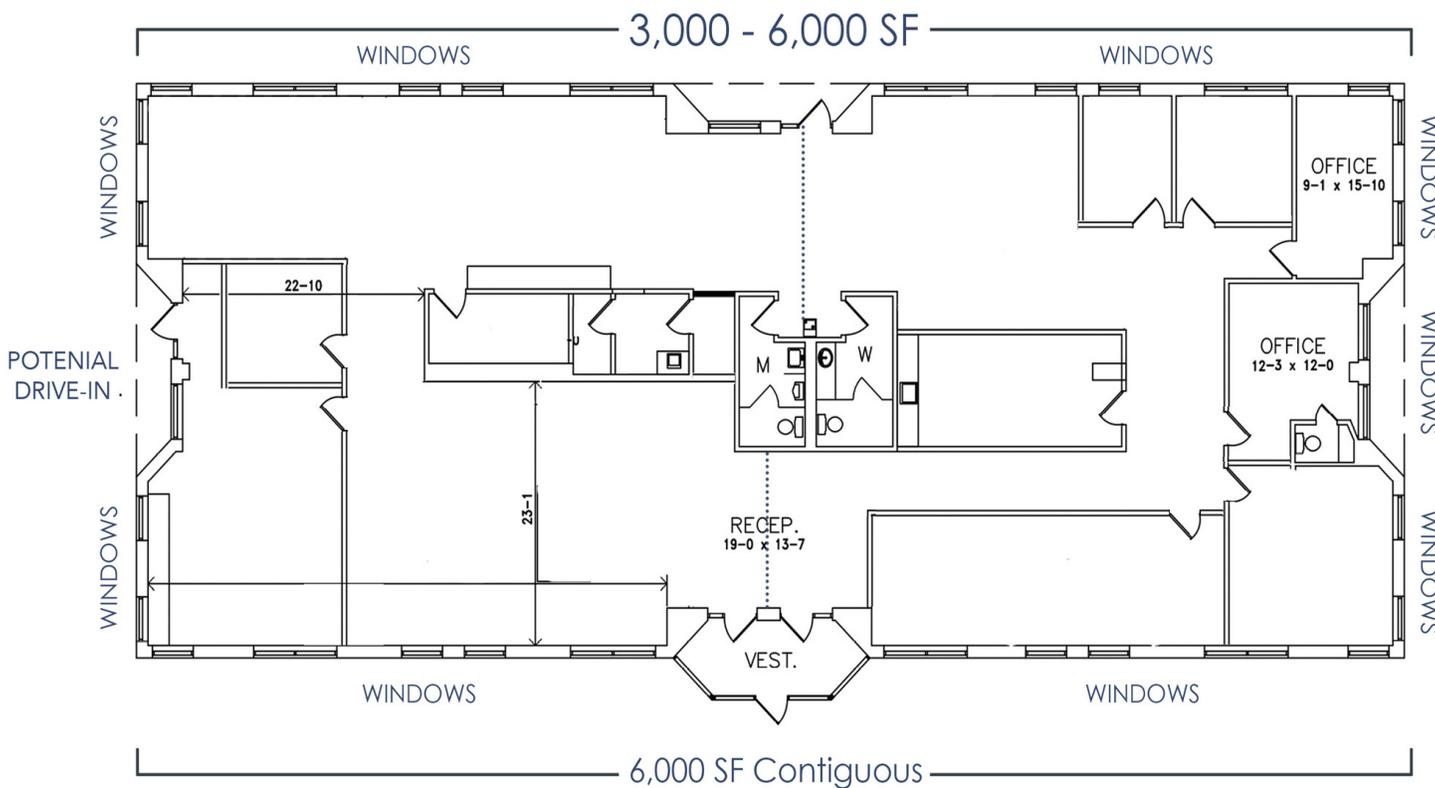
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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803 Bay A | 3,000-6,000 SF | 100% Office | Loading Capabilities | Can be divided in half to 3,000 SF

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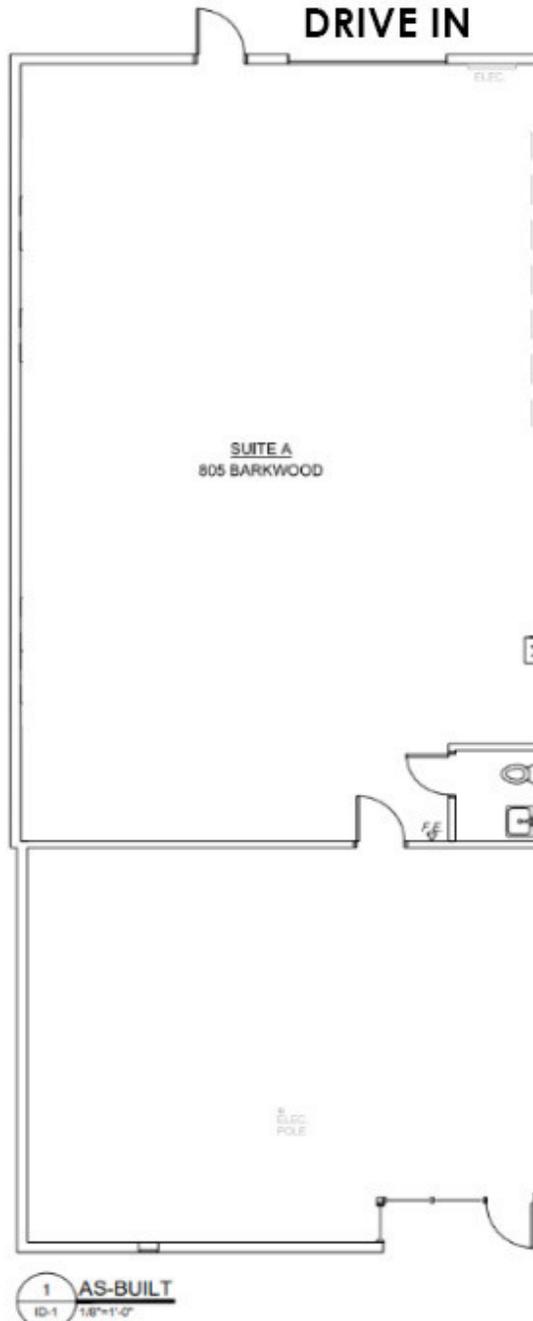
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805 Suite A | 2,667 SF | Flex

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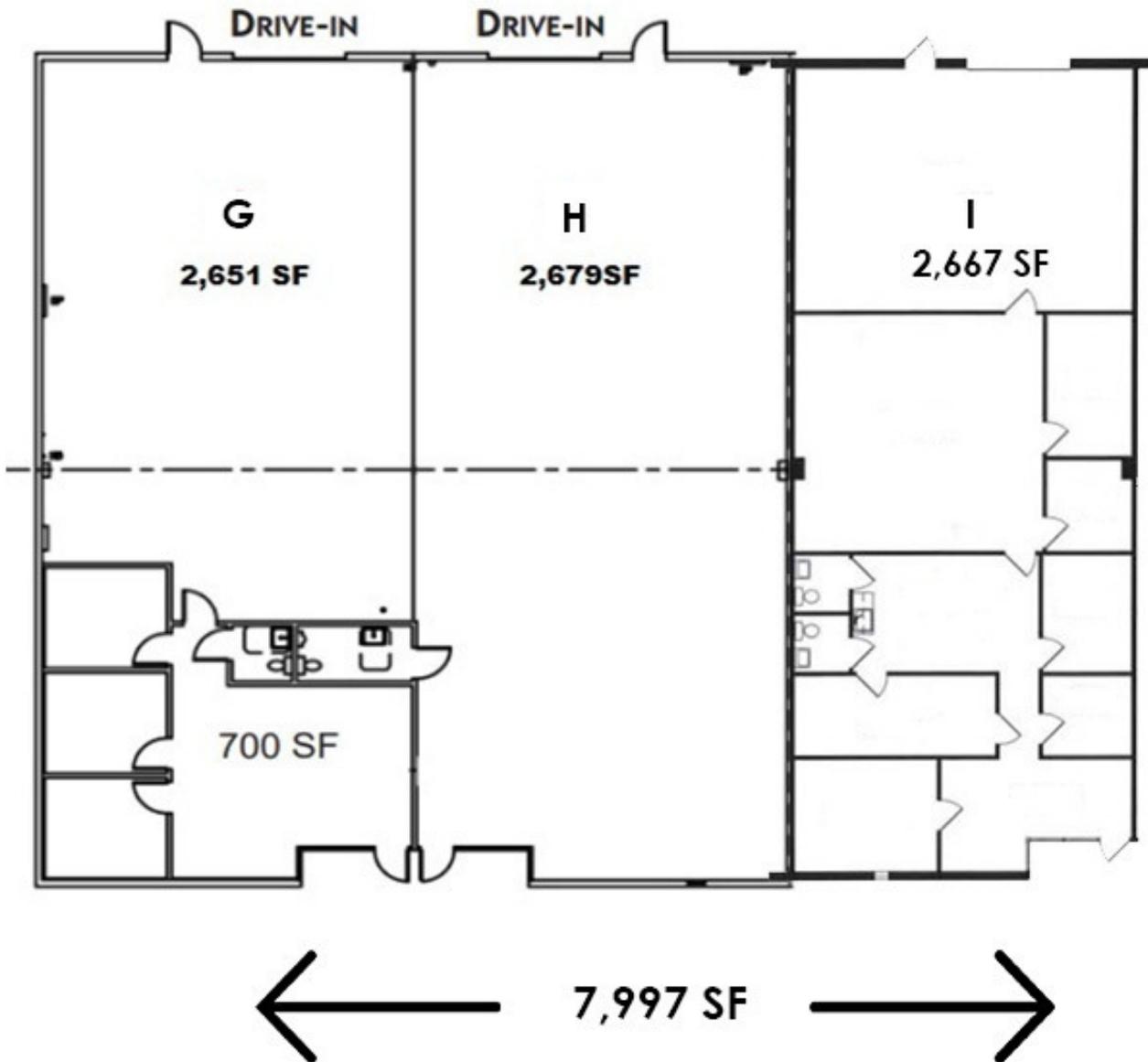
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805 Suite GHI | 2,651 - 7,997 SF | Flex

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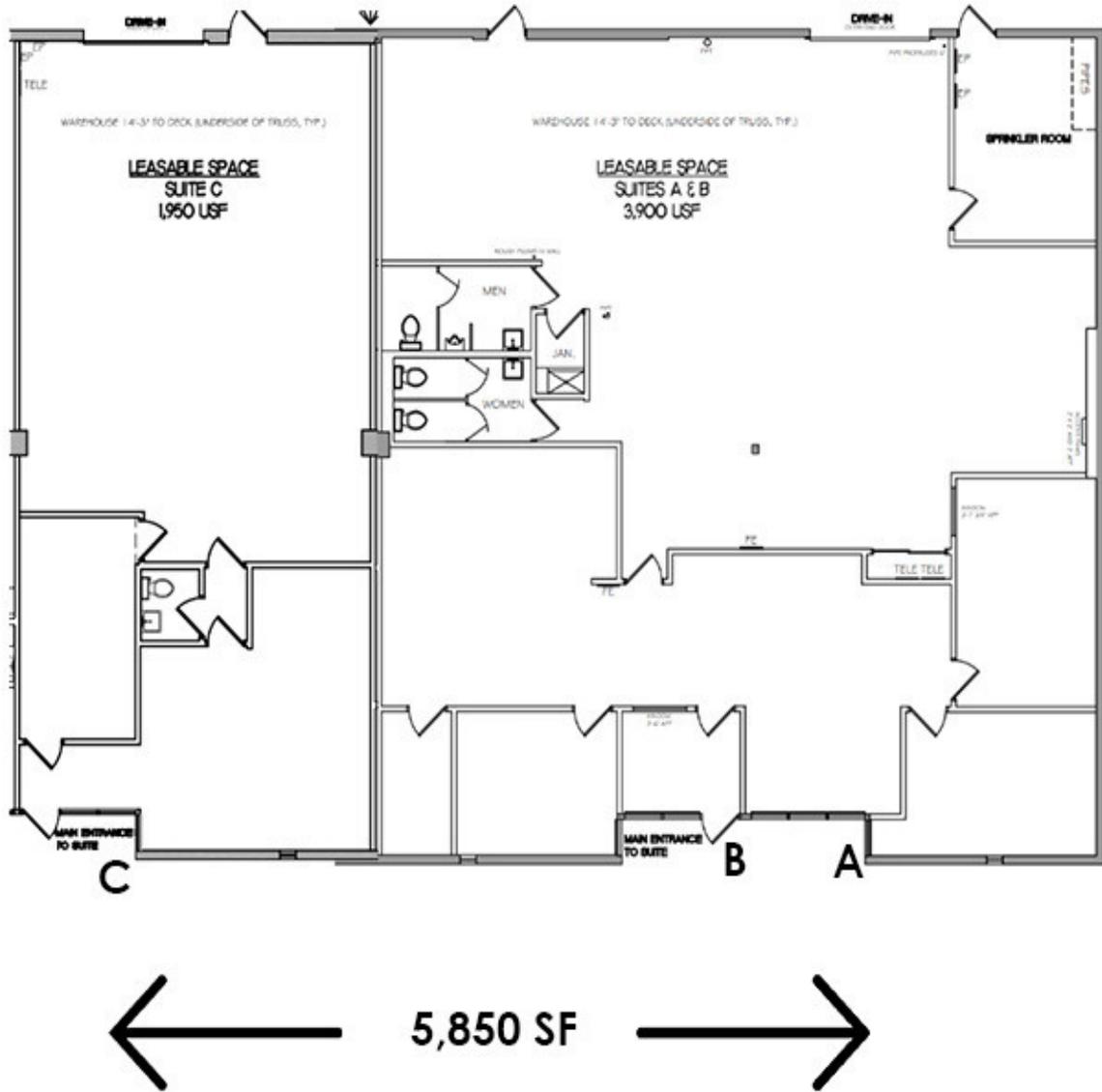
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809 Suite A & B & C | 3,900 - 5,850 SF | Flex

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