



FOR LEASE

# STANDALONE CLASS A INDUSTRIAL BLDG.

13380 MID ATLANTIC BOULEVARD | LAUREL, MARYLAND 20708



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Rarely available Class A industrial/warehouse building along the I-95 Corridor
- Elevator served Class A office/showroom
- Standalone building with gated/fenced outdoor storage
- Easy access to Route 1, I-95, I-295, I-495
- Ideal for light industrial user, distribution/logistics, and/or showroom user

AVAILABLE:	37,000 SF ± (2-STORY OFFICE)
LOT SIZE:	2.32 ACRES ±
YEAR BUILT:	2009
CLEAR HEIGHT:	28' ±
DOCKS:	7
DRIVE-INS:	1 (12' W x 14' H)
SPRINKLER:	YES
ZONING:	IE (INDUSTRIAL, EMPLOYMENT)



# AERIAL



# ADDITIONAL PHOTOS



# LOCAL BIRDSEYE



Public Storage

Freestate  
ELECTRICAL COMPANIES

MID ATLANTIC BLVD

MAGNOLIA

LIMBACH

MOUNT VERNON

PENNOCK  
FLORAL

Cimbria

METROPOLITAN  
MOVING & STORAGE



# TRADE AREA

## DRIVING DISTANCE TO:

**1** 0.4 MILES  
2 MIN. DRIVE

**295** 2.4 MILES  
5 MIN. DRIVE

**95** 3.1 MILES  
5 MIN. DRIVE

**BWI** BALTIMORE WASHINGTON INTERNATIONAL THURGOOD MARSHALL AIRPORT  
16.2 MILES  
20 MIN. DRIVE

**PORT OF BALTIMORE**  
1706 Helen Delich Bentley  
24.3 MILES  
27 MIN. DRIVE (FAIRFIELD MARINE TERMINAL)

**BALTIMORE, MD** 25.2 MILES  
33 MIN.

**WASHINGTON, DC** 19.4 MILES  
36 MIN.

**PHILADELPHIA, PA** 127.0 MILES  
2 HR. 0 MIN.

**RICHMOND, VA** 133.0 MILES  
2 HRS. 3 MIN.



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