



13400 BALTIMORE AVE

LAUREL, MD 20707

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

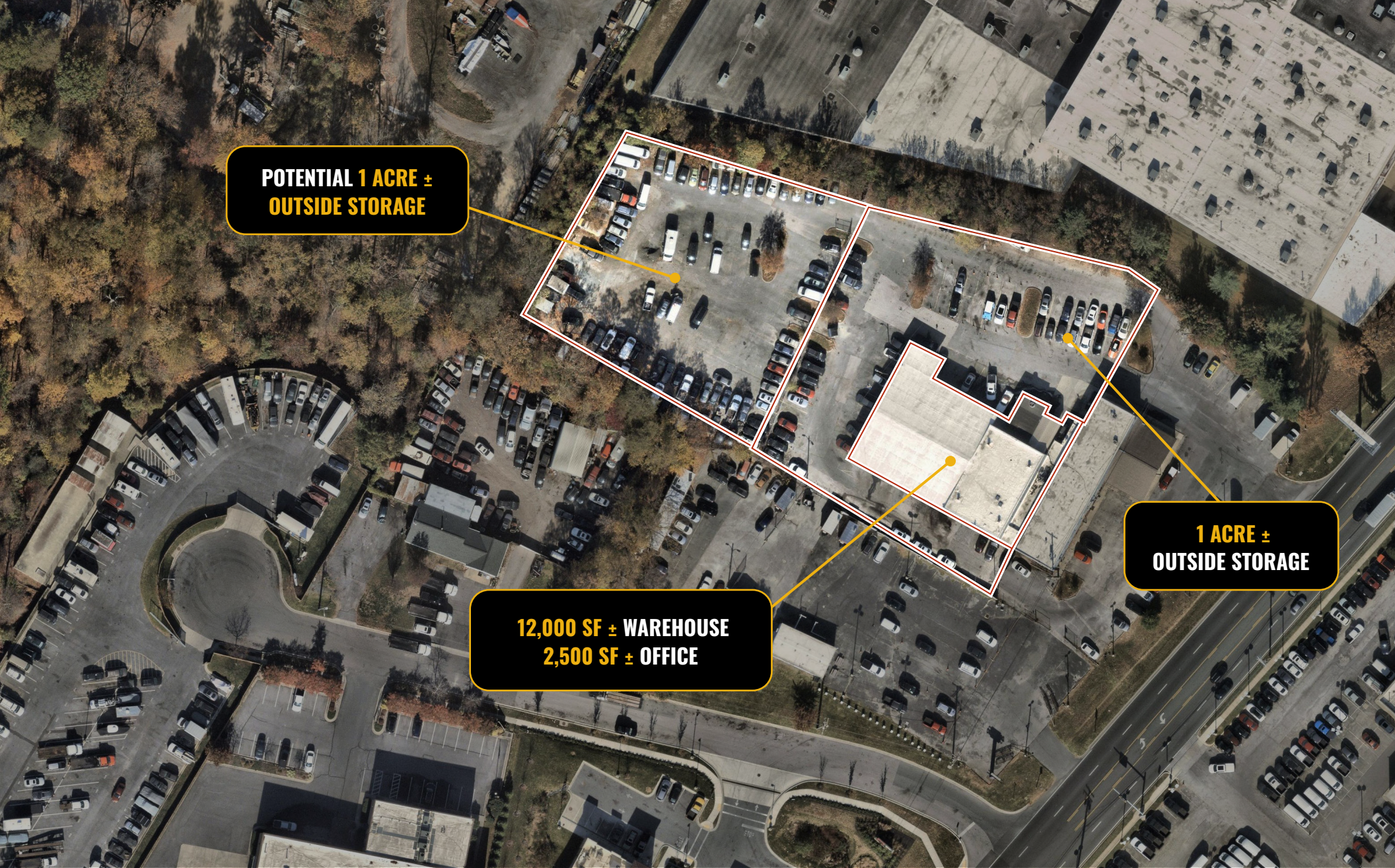
HIGHLIGHTS:

- Route 1 Visibility (33,491 AADT)
- 2.1 Miles to I-95
- Five (5) Oversized At-Grade Drive-Ins
- Up to 2-Acres of Paved Parking area for ample space
- Surrounded by numerous amenities for added convenience
- Perfect space for automotive, construction, landscaping, fleet repair and contracting users

AVAILABLE SPACE:	12,000 SF ± (WAREHOUSE) 1-2 ACRES ± (OUTDOOR STORAGE AREA) 2,500 SF ± (2ND STORY OFFICE)
CLEAR HEIGHT:	16.5' & 11'-13'
LOT SIZE:	4.14 ACRES ±
ZONING:	COMMERCIAL, SERVICE (CS)
RENTAL RATE:	NEGOTIABLE



LEASING OPTIONS



**POTENTIAL 1 ACRE ±
OUTSIDE STORAGE**

**12,000 SF ± WAREHOUSE
2,500 SF ± OFFICE**

**1 ACRE ±
OUTSIDE STORAGE**

LOCAL BIRDSEYE



Aventura
AT CONTEE CROSSING

Centre at Laurel
SHOPPERS LONGHORN STEAKHOUSE
Jersey Mike's COLD STONE CREAMERY
Chick-fil-A GNC NOTHING BUT THE 'CAKES'

Urban Air
ADVENTURE PARK
MARLO

SITE

enterprise

CONTEE RD

SAKURA

ACADEMY
HONESTY & INTEGRITY

1

BALTIMORE AVE

33,491 AADT

ACADEMY LN



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
3.1 MILES
5 MIN. DRIVE

295
3.3 MILES
9 MIN. DRIVE

INTERSTATE 495
7.7 MILES
10 MIN. DRIVE

BWI
BALTIMORE WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
17.5 MILES
25 MIN. DRIVE

PORT OF BALTIMORE
1706
HELEN DELICH BENLEY
25.8 MILES
33 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD
25.9 MILES
32 MIN.

WASHINGTON, DC
19.7 MILES
39 MIN.

PHILADELPHIA, PA
127.0 MILES
2 HR. 3 MIN.

RICHMOND, VA
137.0 MILES
2 HRS. 19 MIN.



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