



INDUSTRIAL/WAREHOUSE BLDG.

1801 OLD SULPHUR SPRING ROAD | ARBUTUS, MARYLAND 21227

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1 dock high loading door, 1 dock platform (2 positions) and 1 at grade drive in
- Low vacancy rate submarket
- Quick and easy access to I-95, I-695 and Route 1 (Washington Boulevard)
- Close proximity to Downtown Baltimore, the Port of Baltimore, BWI Airport



BUILDING SIZE: 21,619 SF ±

LOT SIZE: 1.84 ACRES ±

CLEAR HEIGHT: 14'-16' ±

LOADING: 3 DOCKS, 1 DRIVE IN

PARKING: FREE AND UNRESERVED

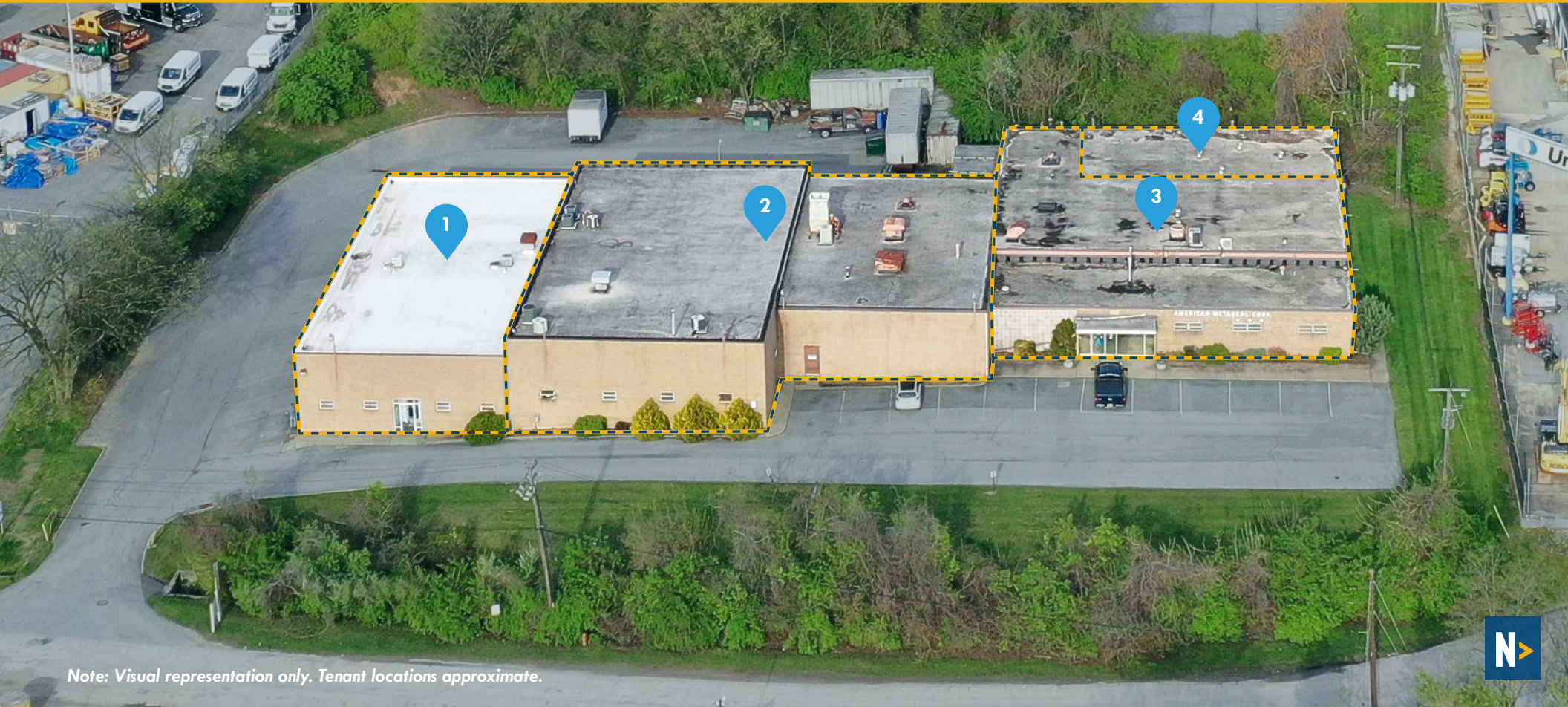
ZONING: ML (MANUFACTURING, LIGHT)



GOOGLE STREET VIEW



TENANT BREAKDOWN



Note: Visual representation only. Tenant locations approximate.

1 Wireless Communications

SIZE:	4,620 SF
% OF BLDG.:	21.4%
LEASE END:	3/1/2025*

* Tenant has the right to renew for 3 years.

2 Aerostar Machine

SIZE:	9,020 SF
% OF BLDG.:	41.7%
LEASE END:	Month-to-Month

Space available to a User or Tenant open to extending their lease

3 American Metaseal*

SIZE:	4,892 SF
% OF BLDG.:	22.6%

* Owner of Property. A Lease back for 3-5 years at market rate to be negotiated.

4 Precision Heat

SIZE:	2,468 SF
% OF BLDG.:	11.4%
LEASE END:	3/31/2026*

* No option to renew.

LOCAL BIRDSEYE

BALTIMORE



INTERSTATE 95

INTERSTATE 695

THE HOME DEPOT

SITE

United Rentals

J.O. OFFICE COMPANY INC

inframap

FIST INSTALLATION Furniture Installation & Service Technicians, LLC

BELTWAY TRUCK PARTS

OLD SULPHUR SPRING RD



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 695
0.5 MILES
2 MIN. DRIVE

INTERSTATE 95
1.4 MILES
4 MIN. DRIVE

295
2.6 MILES
5 MIN. DRIVE

BWI
BALTIMORE-WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
5.2 MILES
9 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
6.8 MILES
11 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD
6.9 MILES
15 MIN.

WASHINGTON, DC
34.4 MILES
57 MIN.

PHILADELPHIA, PA
108.0 MILES
1 HR. 45 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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