



# SERVICE WAREHOUSE

405 LABURNUM ROAD | EDGEWOOD, MARYLAND 21040

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 3,305 SF  $\pm$  service warehouse on .285 acres  $\pm$
- Entirely conditioned warehouse
- Three (3) oversized drive-in doors
- Recent renovations
- Office space
- Full building generator
- Ideal for a variety of uses
- Close proximity to Route 40 and I-95, providing easy access to the entire Mid-Atlantic region

BUILDING SIZE:	3,305 SF $\pm$
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LOT SIZE:	.285 ACRES $\pm$
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CLEAR HEIGHT:	16' $\pm$
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DRIVE-INS:	3 (12' x 12')
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POWER:	SINGLE PHASE 200 AMPS
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ZONING:	B1 (NEIGHBORHOOD BUSINESS DIST.)
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SALE PRICE:	NEGOTIABLE
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Architectural floor plan of a building. The plan shows a large central area labeled "CONFERENCE ROOM" (10) and a smaller area labeled "CONFERENCE ROOM" (11). There are several rooms labeled "OFFICE" (12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). There are also rooms labeled "RESTROOM" (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). The plan includes dimensions for various rooms and corridors, such as 10'-0", 12'-0", 14'-0", 16'-0", 18'-0", 20'-0", 22'-0", 24'-0", 26'-0", 28'-0", 30'-0", 32'-0", 34'-0", 36'-0", 38'-0", 40'-0", 42'-0", 44'-0", 46'-0", 48'-0", 50'-0", 52'-0", 54'-0", 56'-0", 58'-0", 60'-0", 62'-0", 64'-0", 66'-0", 68'-0", 70'-0", 72'-0", 74'-0", 76'-0", 78'-0", 80'-0", 82'-0", 84'-0", 86'-0", 88'-0", 90'-0", 92'-0", 94'-0", 96'-0", 98'-0", 100'-0". There are also labels for "DOOR" (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) and "WINDOW" (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). A red circle with the number 1 is located in the upper left corner of the plan.





# TRADE AREA

## DRIVING DISTANCE TO:

**24** 2.4 MILES  
4 MIN. DRIVE

**40** 2.7 MILES  
5 MIN. DRIVE

**95** 4.4 MILES  
7 MIN. DRIVE

 26.5 MILES  
30 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

 36.6 MILES  
36 MIN. DRIVE

**BALTIMORE, MD** 25.9 MILES  
35 MIN.

**WASHINGTON, DC** 64.5 MILES  
1 HR. 20 MIN.

**PHILADELPHIA, PA** 84.0 MILES  
1 HR. 20 MIN.

**RICHMOND, VA** 174.0 MILES  
3 HRS. 0 MIN.





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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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