



FOR **SALE**

33,600 SF ± WAREHOUSE/SERVICE BLDG.

4111 WASHINGTON BOULEVARD | HALETHORPE, MARYLAND 21227



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Excellent visibility on Route 1 for retail/showroom-related uses
- Excess land for vehicle parking/outdoor storage
- Roof replaced in recent years
- Special exception for automotive sales
- Easy access to I-695, I-95, I-895
- Close proximity to BWI Airport, Port of Baltimore

BUILDING SIZE: 33,600 SF ±

LOT SIZE: 2.40 ACRES ±

CLEAR HEIGHT: 14' UP TO 16' ±

DOCKS: 4 (2 INT. DOCK POSITIONS, 2 EXT.)

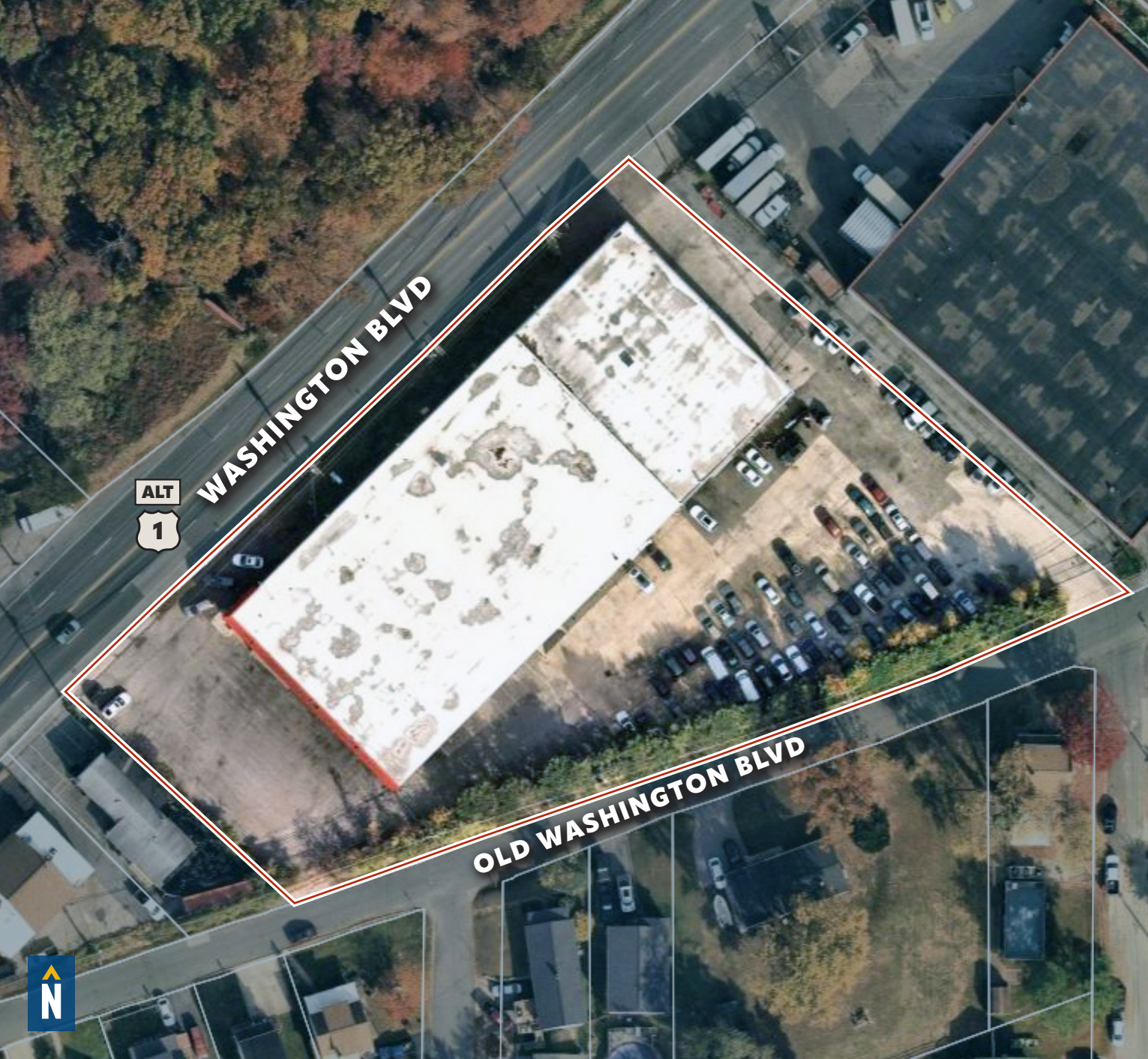
DRIVE-INS: 4 (OVERSIZED)

SPRINKLER WET

ZONING: BR (BUSINESS ROADSIDE)



AERIAL



ADDITIONAL PHOTOS



LOCAL BIRDSEYE

BALTIMORE



WASHINGTON BLVD

OLD WASHINGTON BLVD



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 695
0.4 MILES
1 MIN. DRIVE

INTERSTATE 95
1.0 MILES
2 MIN. DRIVE

295
2.3 MILES
3 MIN. DRIVE

BWI
BALTIMORE WASHINGTON INTERNATIONAL
THUNDERBOLT MARSHALL AIRPORT
4.8 MILES
5 MIN. DRIVE

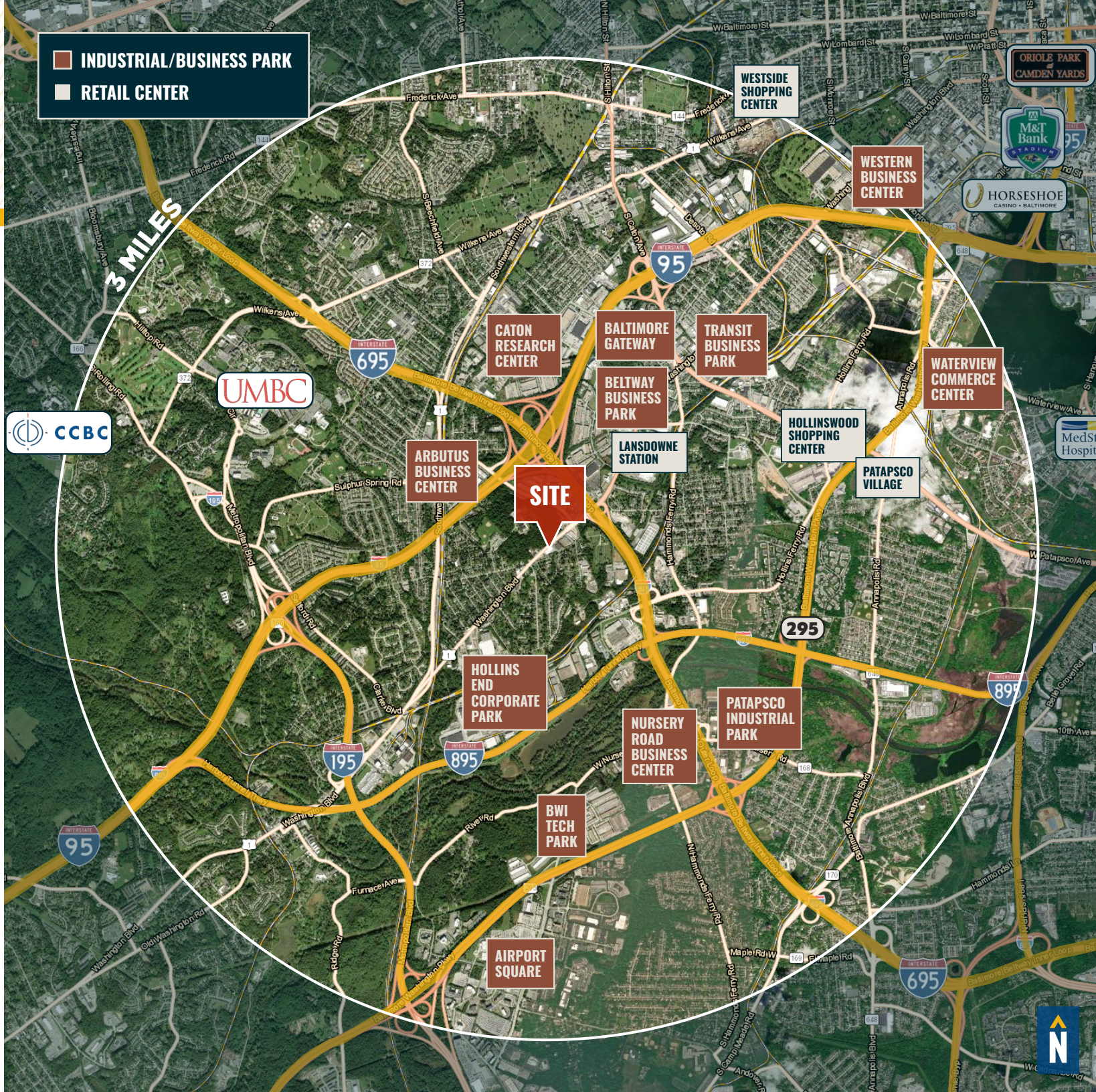
PORT OF BALTIMORE
1706
Helen Delich Bentley
6.1 MILES
6 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD
6.8 MILES
15 MIN.

WASHINGTON, DC
33.4 MILES
48 MIN.

PHILADELPHIA, PA
108.0 MILES
1 HR. 45 MIN.

RICHMOND, VA
148.0 MILES
2 HRS. 20 MIN.



INDUSTRIAL/BUSINESS PARK

RETAIL CENTER

3 MILES

SITE



FOR MORE INFO **CONTACT:**



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