



FOR LEASE

INDUSTRIAL WAREHOUSE W/ OUTDOOR STORAGE

5495 LEVERING AVENUE | ELKRIDGE, MARYLAND 21075



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

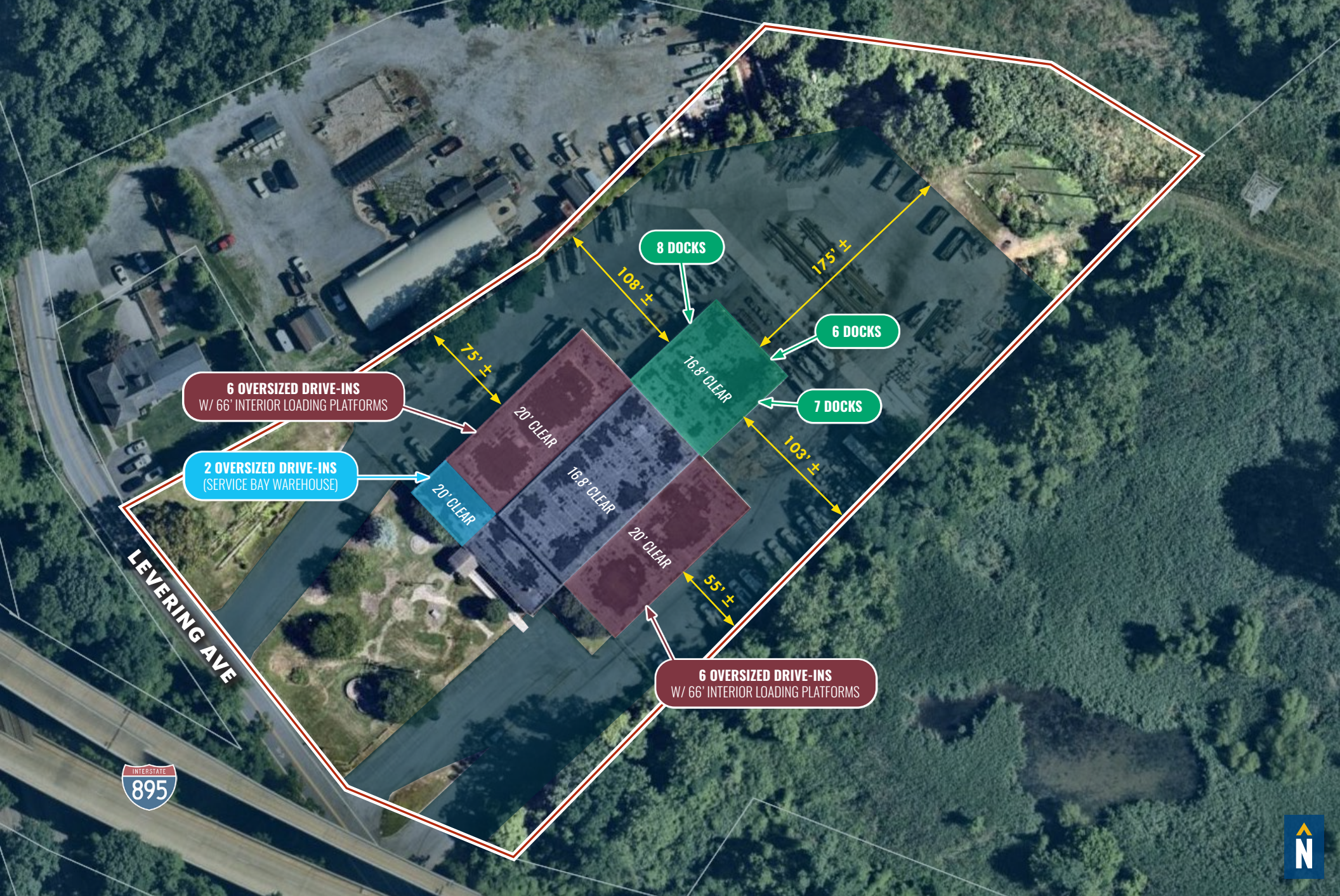
HIGHLIGHTS:

- 37,400 SF \pm industrial warehouse on with outdoor storage on 5.2 acres \pm
- Superior loading
- Easy access to I-95, I-895, I-195 and I-695
- Close proximity to BWI Airport and the Port of Baltimore

BUILDING SIZE:	37,400 SF \pm
OFFICE SPACE:	5,000 SF \pm
WAREHOUSE SPACE:	32,400 SF \pm
LOT SIZE:	5.2 ACRES \pm
CLEAR HEIGHT:	16.8'-20' \pm
DOCKS:	21
DRIVE-INS:	14 OVERSIZED
ZONING:	M2
POWER:	3 PHASE
RENTAL RATE:	NEGOTIABLE



AERIAL



6 OVERSIZED DRIVE-INS
W/ 66' INTERIOR LOADING PLATFORMS

2 OVERSIZED DRIVE-INS
(SERVICE BAY WAREHOUSE)

8 DOCKS

6 DOCKS

7 DOCKS

16.8' CLEAR

20' CLEAR

20' CLEAR

16.8' CLEAR

20' CLEAR

6 OVERSIZED DRIVE-INS
W/ 66' INTERIOR LOADING PLATFORMS



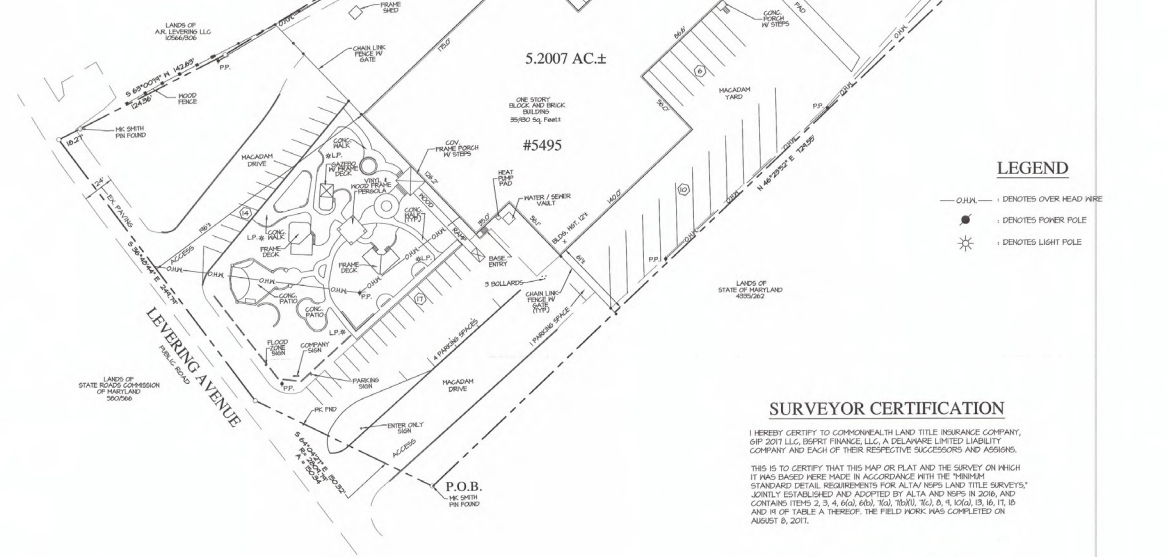
SITE PLAN

GENERAL NOTES

- TOTAL AREA: 5.2007 AC±
- TAX MAP NO. 32 PARCEL NO. 72
- DEED REF. PLAR. 1660/025
- PROPERTY ADDRESS: #5495 LEVERING AVENUE
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE: JULY 5, 2011, COMMITMENT NUMBER: IT-006580E.
- THE HORIZONTAL DATUM IS BASED ON DEED PLAR. 1660/025
- ALL SURFACE UTILITIES HAVE BEEN FIELD LOCATED AS SHOWN HEREON.
- ALL SURVEY DATA WAS COLLECTED WITH AN ELECTRONIC FIELD DATA COLLECTOR.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR ADDITIONS.
- THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY.
- THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A CEMETERY OR BURIAL GROUND.
- THIS SURVEY MATERIALLY CLOSURES WITH NO GAPS, GORES OR OVERLAYS.
- PRESENT ZONING: M-2 MANUFACTURING - HEAVY (SEE PZR REPORT)
- THERE IS NO OBSERVABLE EVIDENCE OF CHANGES OF STREET RIGHT OF WAY LINES OR STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ENCROACHMENTS AS SHOWN HEREON.

PZR REPORT - FOR 5495 LEVERING AVENUE

- DATED 08/02/07
- ZONING CLASSIFICATION: M-2 MANUFACTURING - HEAVY
- SETBACK REQUIREMENTS:
- FRONT: 50' FOR STRUCTURES, 20' FOR PARKING.
 - SIDE/REAR: NON REQUIRED, EXCEPT 10' ADJACENT RESIDENTIAL DISTRICT.
- MAXIMUM BUILDING HEIGHT OR STORES: 50', TO A MAXIMUM OF 100', PROVIDED AT LEAST 2" OF A SETBACK IS PROVIDED FOR EACH 1' OF BUILDING HEIGHT THAT EXCEEDS 50'.
- BUILDING DENSITY FORMULA: NONE SPECIFIED.
- PARKING SPACES:
- TOTAL PARKING SPACES: 65 (HANDICAPPED NOT MARKED).



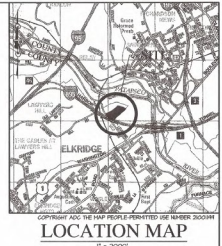
LEGEND

- OHA - DENOTES OVER HEAD WIRE
- - DENOTES POWER POLE
- ☼ - DENOTES LIGHT POLE

SURVEYOR CERTIFICATION

I HEREBY CERTIFY TO COMMONWEALTH LAND TITLE INSURANCE COMPANY, GIP 2011 LLC, BERRY FINANCE LLC, A DELAWARE LIMITED LIABILITY COMPANY AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2010, AND CONTAINS THEREIN 2, 3, 4, 6(A), 6(B), 7(A), 8(A), 8(B), 9, 10, 11, 12, 13 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 9, 2011.

Charles Dudley Campbell 08-19-17
 CHARLES DUDLEY CAMPBELL DATE
 PROPERTY LINE SURVEYOR #3500
 LICENSE EXPIRES AUGUST 27, 2016
 dudley@sgptalandservices.com



FLOOD MAP INFORMATION

THE PROPERTY AS SHOWN HEREON LIES WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 24022C0600D, DATED NOVEMBER 6, 2010.

LEGAL DESCRIPTION

- Beginning for the same at an iron pin set on the northeast side of Interstate 95 Connection as shown on State Roads Commission of Maryland Plat No. 38492 at the beginning of the first or North 46 degrees 23 minutes 52 seconds East 734.34 feet line of that parcel of land conveyed to William L. McAdams by a deed October 15, 2004 and recorded among the Land Records of Howard County, Maryland in Liber 8737 folio 156, thence leaving said Interstate 95 Connection, binding along the outline of said connection, the nine following courses and distances:
- North 46 degrees 23 minutes 52 seconds East 728.55 feet to an iron pin found on the right of way of Susquehanna Transmission Company, it being 33.08 feet from the center line of said right of way,
 - North 56 degrees 37 minutes 21 seconds West 130.00 feet to an iron pin found,
 - North 81 degrees 12 minutes 58 seconds West 158.74 feet,
 - North 77 degrees 58 minutes 53 seconds West 59.81 feet,
 - South 46 degrees 19 minutes 29 seconds West 240.40 feet to a metal fence post in concrete found,
 - South 58 degrees 41 minutes 04 seconds West 221.37 feet,
 - South 63 degrees 00 minutes 19 seconds West 142.63 feet as now surveyed (142.61' deed) to the centerline of Leaning Avenue, passing over an iron pin on the northeast side of said Leaning Avenue, 36 feet wide of a distance of 124.36 feet, thence binding along said Leaning Avenue centerline,
 - South 36 degrees 48 minutes 44 seconds East 249.79 feet to a point on the aforementioned northeast side of Interstate 95 Connection, thence binding thence and leaving said connection,
 - by curve to left with a radius of 2309.79 feet, an arc distance of 190.34 feet, said arc subtended by a chord bearing South 64 degrees 04 minutes 37 seconds East 168.23 feet to the point of beginning, passing over P.S. nail on said northeast side of Leaning Avenue at South 62 degrees 57 minutes 28 seconds East 48.85 feet, containing 5.3967 acres of land, more or less. The improvements thereon being known as 5495 Leaning Avenue.

PARCEL NO. 72 - SCHEDULE B - TITLE EXCEPTIONS

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. IT-006580E, WITH AN EFFECTIVE DATE OF JULY 5, 2011.

(b) FLOOD PLAIN EASEMENT DESCRIBED IN THAT CERTAIN DEED, DATED APRIL 11, 1993, GRANTED UNTO THE STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 056 FOLIO 666. NOT DEPICTED - BLANKET AGREEMENT.

NO.	DATE	REVISIONS
1.	4-1-17	ADDRESS COMMENTS
2.	4-13-17	ADD PZR REPORT INFO.
3.	4-14-17	ADD PARKING INFO.

OWNER - PARCEL NO. 72:
 LEVERING GPG LLC
 2330 W. JOPPA ROAD
 LUTHERVILLE, MARYLAND 21093
 DEED REF.: W.A.R. 16160/325



BAY STATE LAND SERVICES
 Engineers • Surveyors • Planners • Architects • Geotechnical Testing
 P.O. Box 893, Bel Air, Maryland 21014
 2012 Rock Spring Road, Forest Hill, Maryland 21050
 Phone: (410) 879-4747 Fax: (410) 420-3949
 www.baystatelandservices.com

ALTA/NSPS LAND TITLE SURVEY
5495 LEVERING AVENUE



DATE	0-5-2017	DRAWING NO.	
SCALE	1"=40'		
COMPILED BY	GHE/USG		
CHECKED BY	ccc	SHEET 1 OF 1	
		BSLS JOB NO.	17030

PHOTOS



FOR MORE INFO **CONTACT:**



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MATTHEW CURRAN, SIOR

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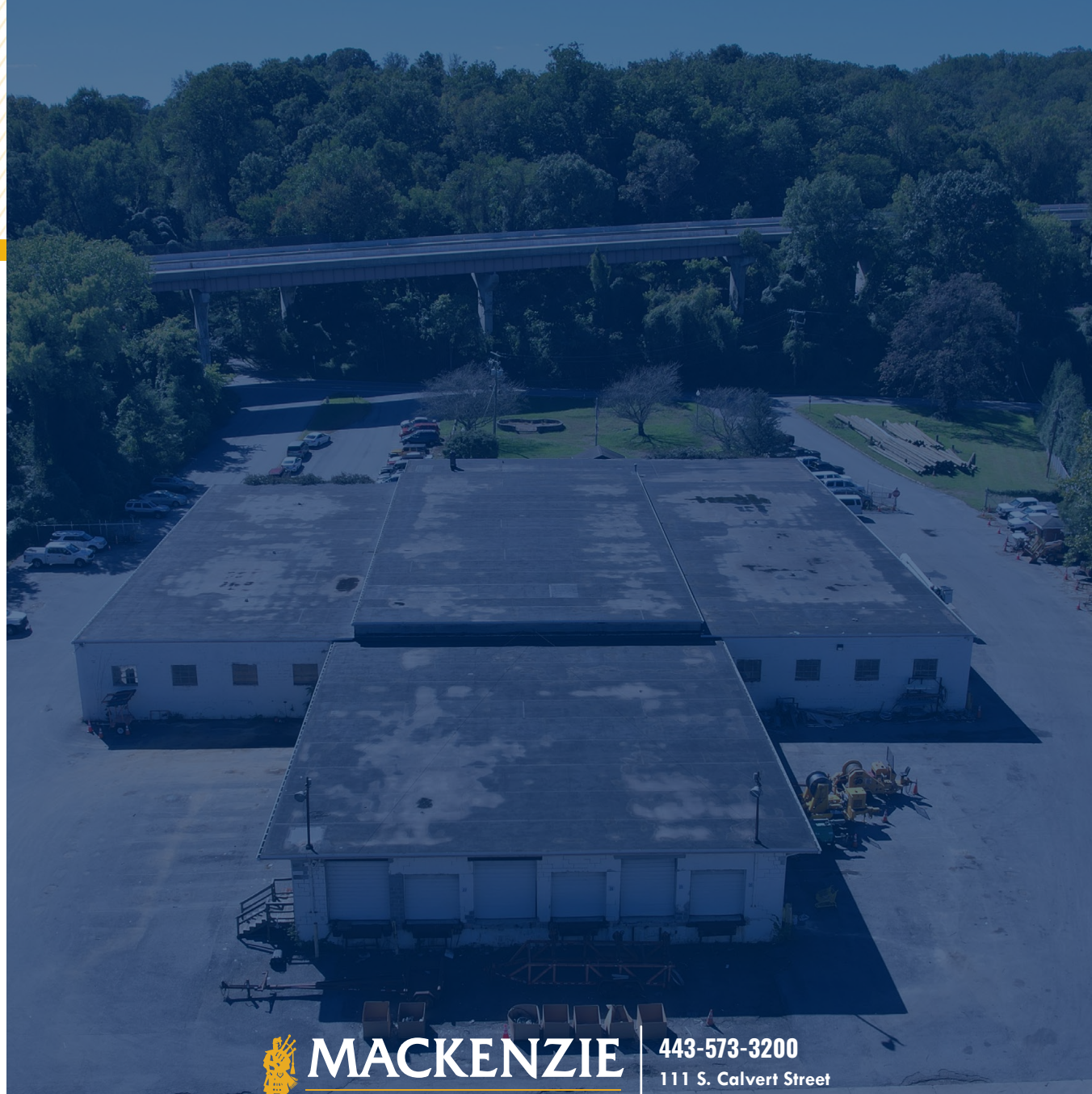


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