

WAREHOUSE PROPERTY

7443 WASHINGTON BOULEVARD | ELKRIDGE, MARYLAND 21075

for **Sale**



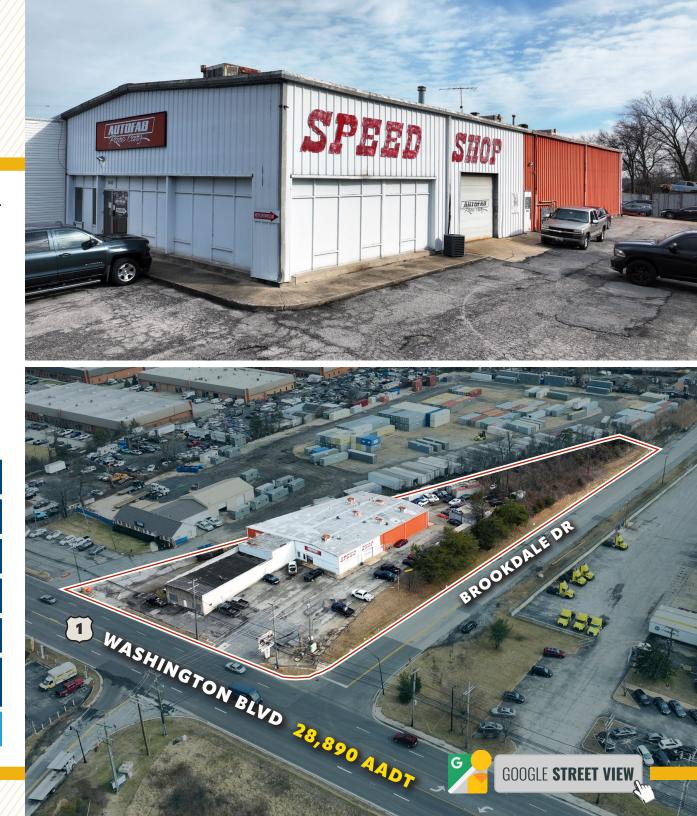


PROPERTY OVERVIEW

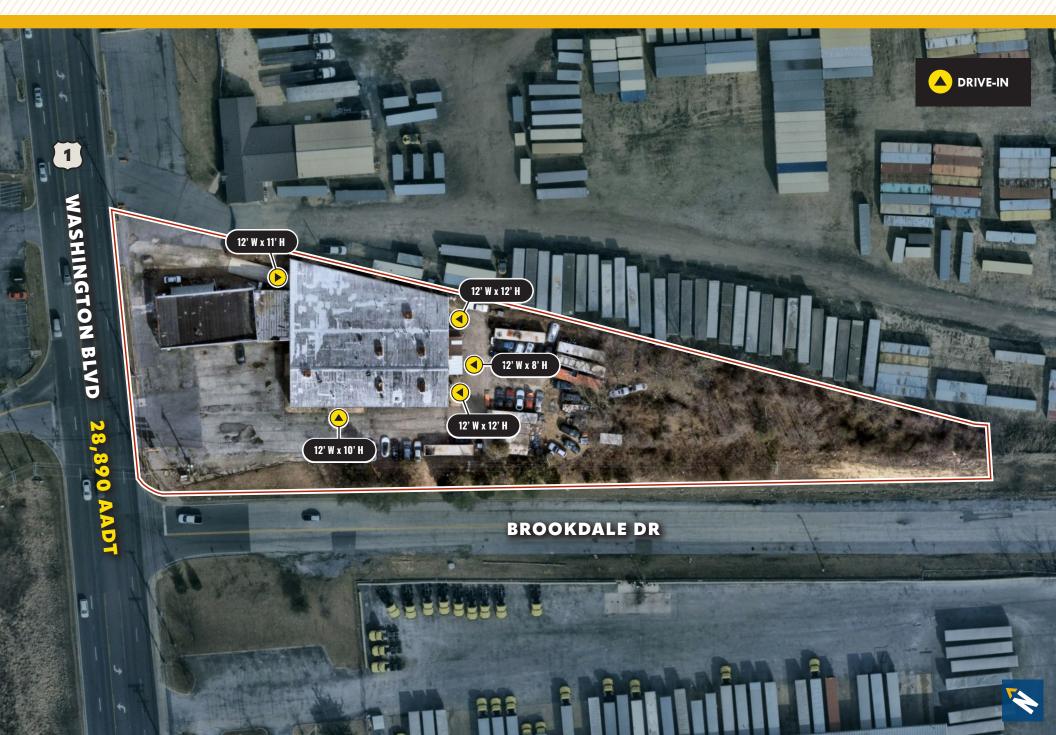
HIGHLIGHTS:

- + 17,000 SF \pm warehouse property on 2.43 Ac \pm
- Five (5) drive-ins (oversized)
- High visibility location with 220' ± of frontage on Washington Blvd/Rt. 1 (28,890 cars per day)
- Easy access to I-95, I-295, I-695, Rt. 100, Rt. 32
- Close proximity to BWI Airport and the Port of Baltimore

BUILDING SIZE:	17,000 SF ±
LOT SIZE:	2.43 ACRES \pm
CLEAR HEIGHT:	up to 23' \pm (varies throughout)
DRIVE-INS:	5
TRAFFIC COUNT:	28,890 AADT (WASHINGTON BLVD)
ZONING:	CE-CLI (CORRIDOR EMPLOYMENT DIST.) [CONTINUING LIGHT INDUSTRIAL OVERLAY]
SALE PRICE:	\$3,100,000



AERIAL



INTERIOR **PHOTOS**

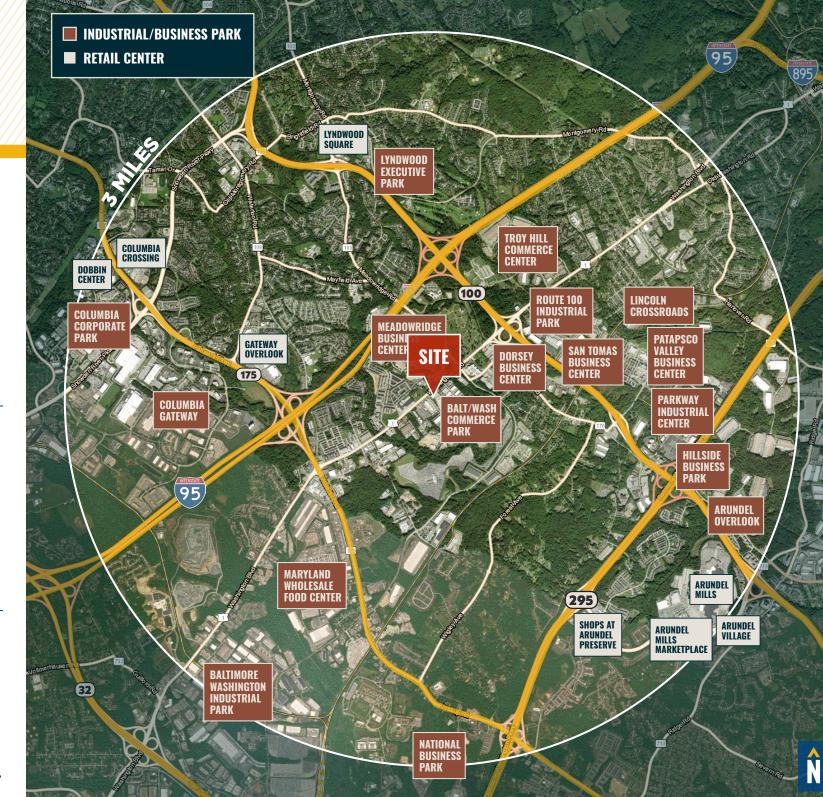


LOCAL **BIRDSEYE**



TRADE A R E A





FOR MORE INFO **CONTACT:**



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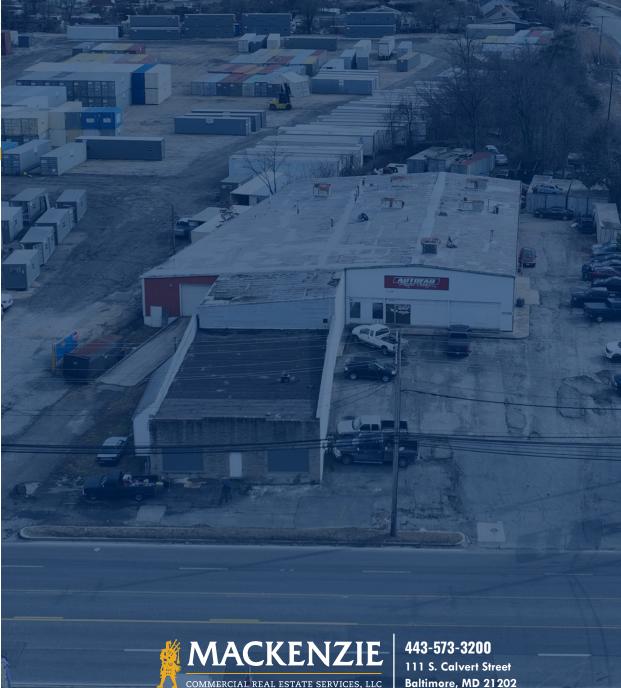


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VISIT PROPERTY PAGE FOR MORE INFORMATION.

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