



WAREHOUSE PROPERTY

7443 WASHINGTON BOULEVARD | ELKRIDGE, MARYLAND 21075

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 17,000 SF \pm warehouse property on 2.43 Ac \pm
- Five (5) drive-ins (oversized)
- High visibility location with 220' \pm 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 \pm
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

 DRIVE-IN



WASHINGTON BLVD
28,890 AADT

12' W x 11' H

12' W x 12' H

12' W x 8' H

12' W x 12' H

12' W x 10' H

BROOKDALE DR



INTERIOR PHOTOS



LOCAL BIRDSEYE



J.J. McDONNELL

AEROTECH
CURTAINS - SPRING - WINDOWS

CUBESMART
self storage

VCF
VALUE CITY FURNITURE

CENTRAL TRANSPORT

colton
Auto Parts Recyclers

SITE

United Rentals

WASHINGTON BLVD

Continental Insurance
Agency, Inc.

MEXICAN MOTORS



TRADE AREA

DRIVING DISTANCE TO:

100 0.9 MILES
2 MIN. DRIVE

95 1.9 MILES
3 MIN. DRIVE

295 3.1 MILES
4 MIN. DRIVE

BWI BALTIMORE WASHINGTON INTERNATIONAL AIRPORT
6.9 MILES
8 MIN. DRIVE

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

BALTIMORE, MD 13.7 MILES
18 MIN.

WASHINGTON, DC 29.5 MILES
42 MIN.

PHILADELPHIA, PA 115.0 MILES
1 HR. 46 MIN.

RICHMOND, VA 144.0 MILES
2 HRS. 10 MIN.



FOR MORE INFO **CONTACT:**



ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com



MATTHEW CURRAN, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203

MCURRAN@mackenziecommercial.com



ALTON CURRY

REAL ESTATE ADVISOR

443.841.9780

ACURRY@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200

**111 S. Calvert Street
Baltimore, MD 21202**

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.