



INDUSTRIAL BUILDING

8100 LYNHURST ROAD | DUNDALK, MARYLAND 21222

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Drive thru loading (2 oversized drive ins)
- 2,500 SF ± of office space
- Heavy power
- Crane served
- Fenced, outdoor storage
- Easy access to I-695, I-95, I-895
- Close proximity to Sparrows Point and the Port of Baltimore
- Ideal for contractors, building supply companies, light manufacturers, industrial outside storage investors

BUILDING SIZE: 18,964 SF ±

LOT SIZE: 2.27 ACRES ±

LOADING: 2 DRIVE INS (OVERSIZED)

ZONING: ML (MANUFACTURING, LIGHT)

SALE PRICE: NEGOTIABLE



LOCAL BIRDSEYE



VULCAN

151

NORTH POINT BLVD

UNITED
CRANE & RIGGING

FBM
Foundation Building Materials
QRS
BWS
INDUSTRIES

daily
Daily Express, Inc.

BELTWAY

BEACHWOOD RD

SITE

INTERSTATE
695

NORTH POINT RD

LYNHURST RD

TITAN
INDUSTRIAL SERVICES, INC.

RE WEST
TRANSPORTATION



LOCAL BIRDSEYE



mobile mini

Riggs Distler
A Centuri Company

RE WEST
TRANSPORTATION

SITE

TITAN
INDUSTRIAL SERVICES, INC.

Maaco

INTERSTATE
695

151

NORTH POINT BLVD

LYNHURST RD

NORTH POINT RD

BEACHWOOD RD



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 695
1.0 MILES
3 MIN. DRIVE

INTERSTATE 95
4.8 MILES
9 MIN. DRIVE

INTERSTATE 895
5.6 MILES
12 MIN. DRIVE

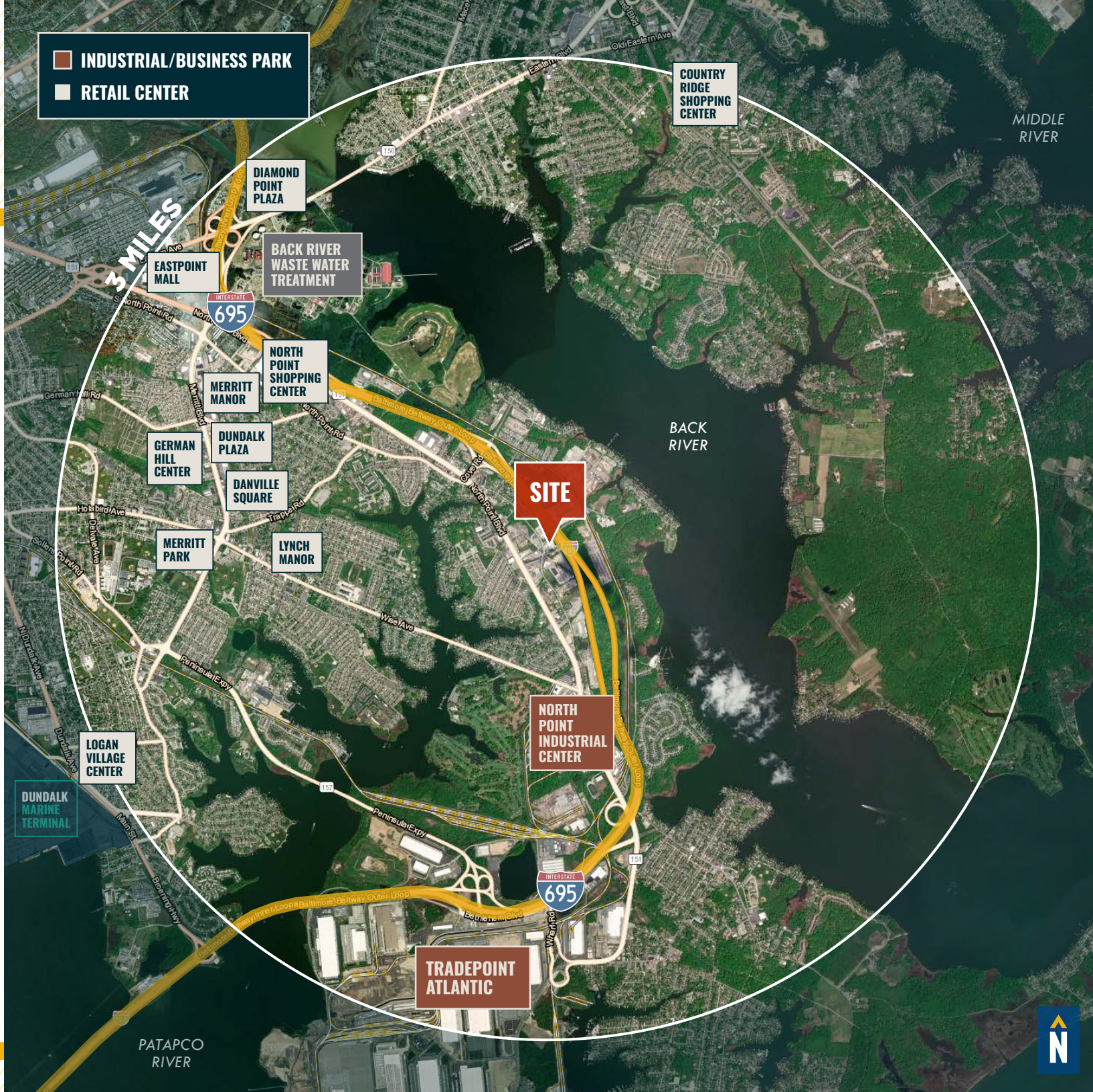
PORT OF BALTIMORE
5.4 MILES
12 MIN. DRIVE
(DUNDALK MARINE TERMINAL)
Helen Delich Bentley
1706

BWI
BALTIMORE WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
18.5 MILES
23 MIN. DRIVE

BALTIMORE, MD
9.1 MILES
24 MIN.

WASHINGTON, DC
47.5 MILES
1 HR. 7 MIN.

PHILADELPHIA, PA
101.0 MILES
1 HR. 45 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



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



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