



4.38 ACRES: INDUSTRIAL LAND

8240 BALTIMORE ANNAPOLIS BOULEVARD | PASADENA, MARYLAND 21122

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 4.38 acres ± of C4-zoned land
- Property is fenced and lit
- Fully paved and/or graveled
- Easy access to Route 100, Ritchie Hwy and I-97
- Close proximity to BWI Airport and the Port of Baltimore
- Outdoor storage permitted by right
- Potential to redevelop a building on the property (see page 5)



LOT SIZE:

4.38 ACRES ±

ZONING:

C4 (Highway Commercial District)



GOOGLE STREET VIEW



AERIAL



LOCAL BIRDSEYE



BALTIMORE ANNAPOLIS BLVD

IMAGE
ASPHALT
AND CONCRETE

CHESAPEAKE
LANDSCAPE MATERIALS

HOWLING
TECHNOLOGY

ENTERPRISES

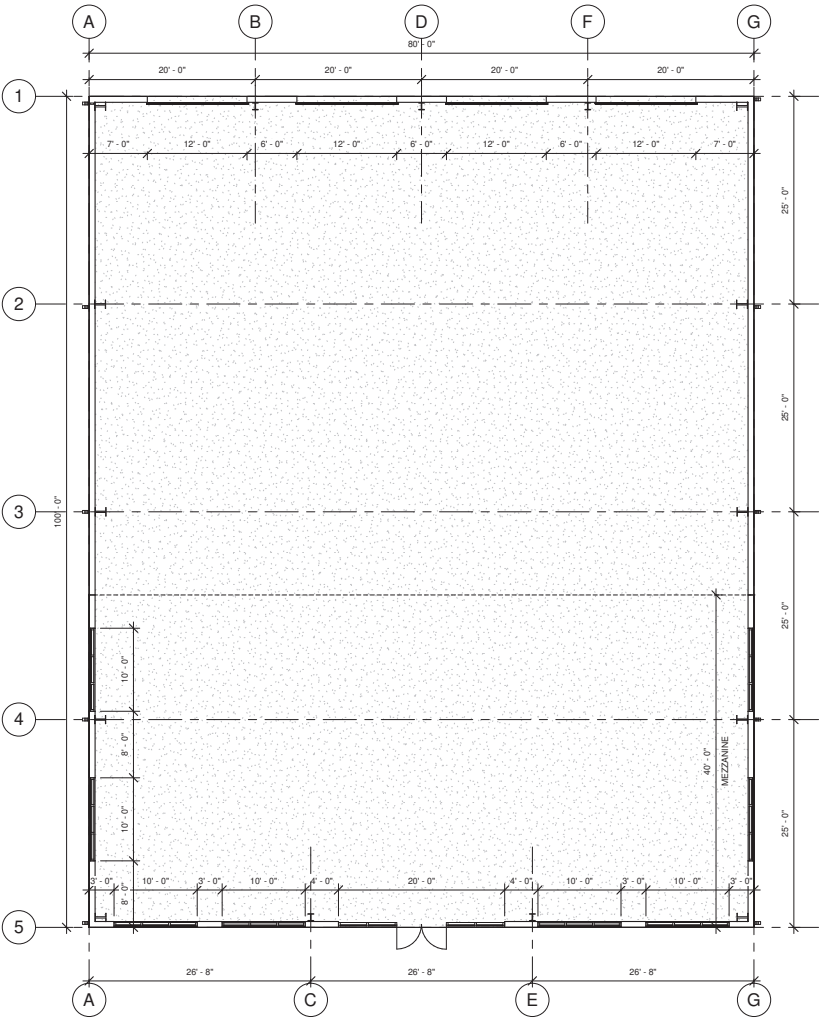
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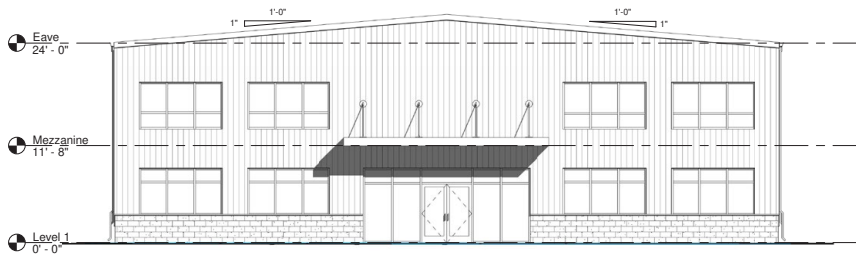
REDEVELOPMENT OPPORTUNITY (PART 1)



REDEVELOPMENT OPPORTUNITY (PART 2)



① Level 1
1/8" = 1'-0"



② Elevation
1/8" = 1'-0"

TRADE AREA

DRIVING DISTANCE TO:

100 1.9 MILES
3 MIN. DRIVE

2 1.8 MILES
4 MIN. DRIVE

97 5.4 MILES
10 MIN. DRIVE

BWI 12.4 MILES
15 MIN. DRIVE
BALTIMORE WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT

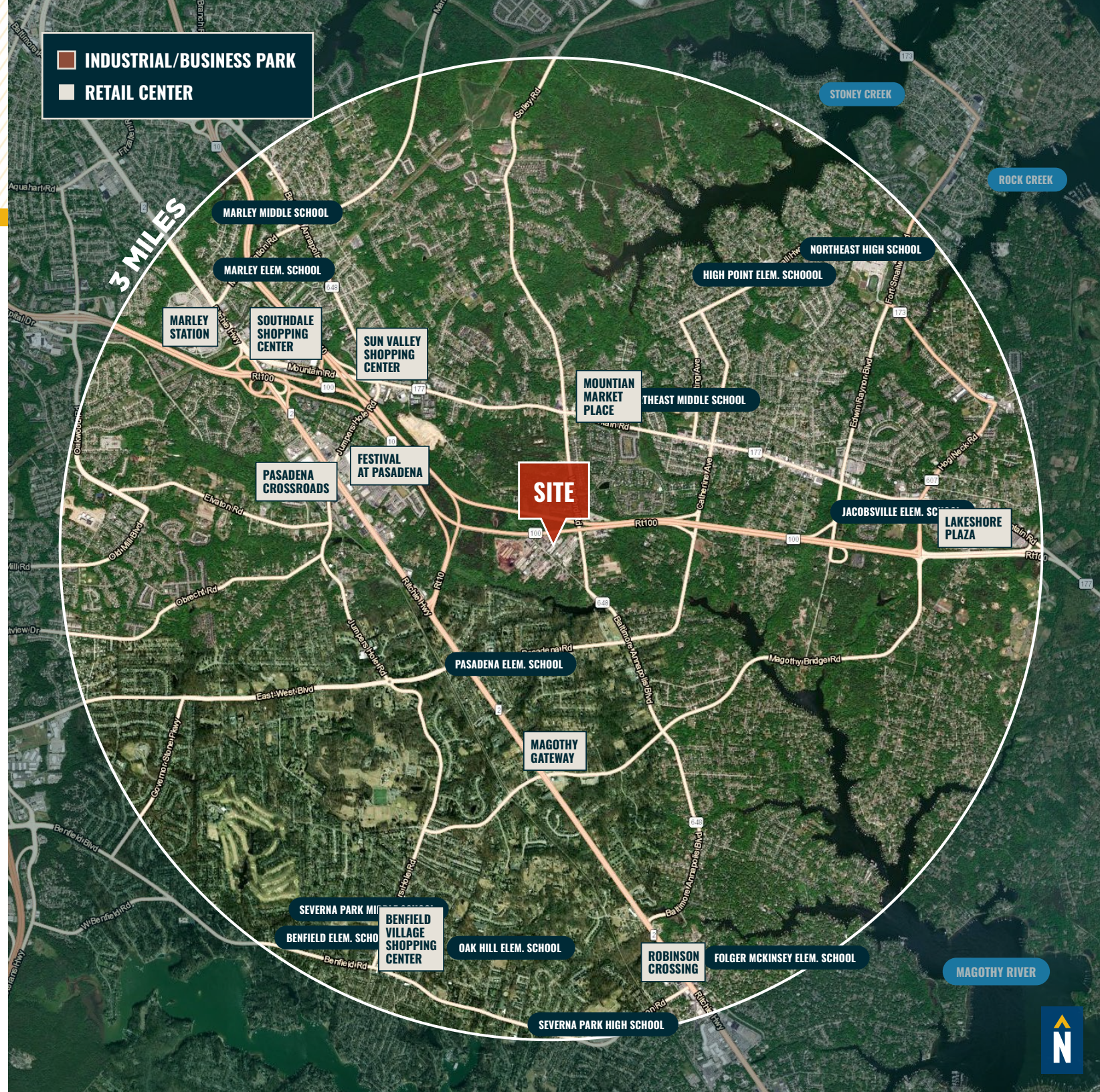
PORT OF BALTIMORE 15.3 MILES
15 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)
1706
Helen Delich Bentley

BALTIMORE, MD 21.3 MILES
26 MIN.

WASHINGTON, DC 40.6 MILES
55 MIN.

PHILADELPHIA, PA 118.0 MILES
1 HR. 55 MIN.

RICHMOND, VA 152.0 MILES
2 HRS. 25 MIN.



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