



31,830 SF INDUSTRIAL BUILDING

8280 LOKUS ROAD | ODENTON, MARYLAND 21113

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Sale/Leaseback opportunity for up to 18 months
- Newly constructed 31,830 SF industrial building completed in 2023
- 4,000 SF of nicely appointed office space on two levels
- Warehouse features two overhead cranes in two 50' wide bays with heavy power
- OTC-I zoning permits a broad range of uses including outdoor storage
- Centrally located giving excellent access to Baltimore and Washington DC, the 4th largest combined market in the US

BUILDING SIZE:

31,830 SF ±

LOT SIZE:

5.21 ACRES ±

CLEAR HEIGHT:

27' ±

DRIVE-INS:

2 (30' X 30')
3 (16' X 20')

ZONING:

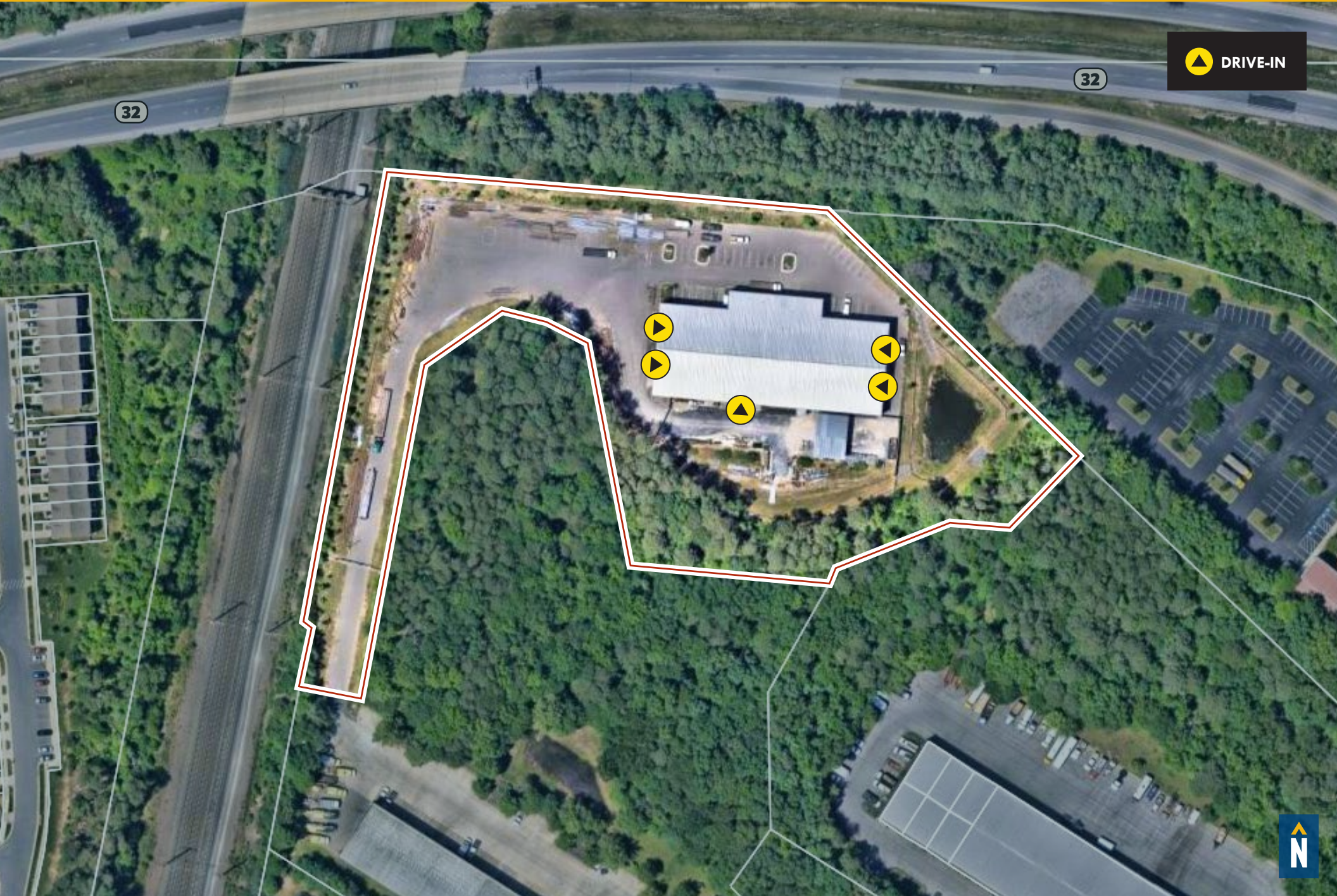
OTC-I

SALE PRICE:

NEGOTIABLE



AERIAL



DRIVE-IN

32

32



LOCAL BIRDSEYE



Public
Storage

EMPRE TODAY
800-588-2300

G&T
WOOD PRODUCTS

CROSSFIT
GLEN BURNIE

BIG
SERVICES

ATLAS
TONER

LONG FENCE

AMTRAK

SITE

MD RT. 32



REGIONAL DRIVE-TIME

DRIVING DISTANCE TO:

32 1 MILE
4 MIN. DRIVE

97 5 MILES
8 MIN. DRIVE

95 11 MILES
14 MIN. DRIVE

295 7 MILES
10 MIN. DRIVE

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
Burgess & Marshall
AIRPORT
7.5 MILES
16 MIN. DRIVE

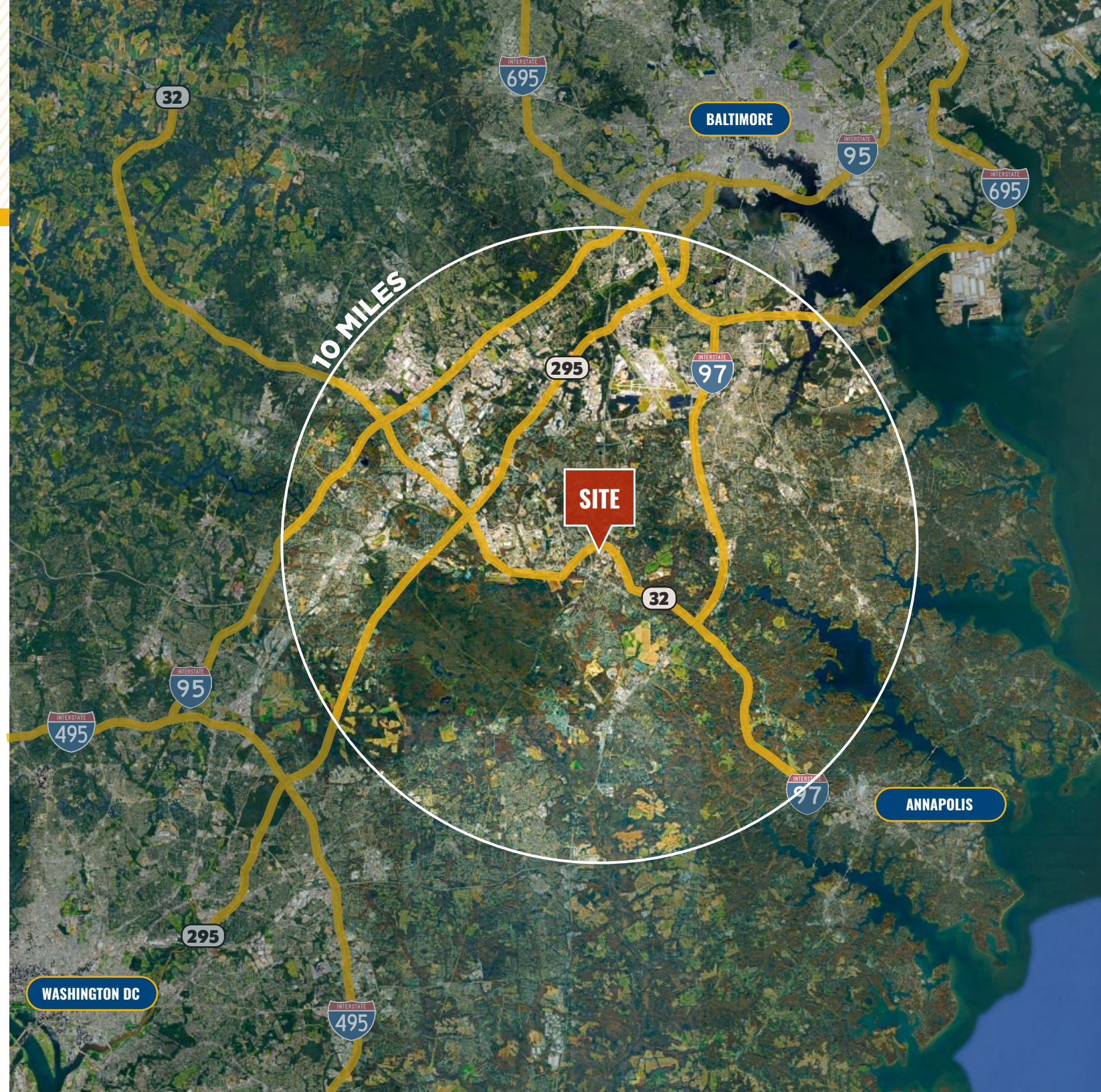
PORT OF BALTIMORE
1706
Helen Delich Bentley
20 MILES
42 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BALTIMORE, MD 18.5 MILES
30 MIN.

WASHINGTON, DC 28.2 MILES
35 MIN.

PHILADELPHIA, PA 117.0 MILES
1 HR. 50 MIN.

RICHMOND, VA 145.0 MILES
2 HRS. 10 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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