



WAREHOUSE BUILDING

7079 BROOKDALE DRIVE | ELKRIDGE, MARYLAND 21075

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 39,934 SF ± warehouse building
- 4 dock high loading doors; 2 with pit levels and shelters
- 1 ground level drive-in loading door
- 1 oversized ground level drive-in loading door
- Fenced and paved for parking or outside storage
- Easy access to I-95, I-295, I-695, Rt. 100, Rt. 32
- Close proximity to BWI Airport and the Port of Baltimore

AVAILABLE:	39,934 SF ±
LOT SIZE:	1.89 ACRES ±
CLEAR HEIGHT:	14'-18' ±
DOCKS:	4 (2 W/ PIT LEVELERS AND SHELTERS)
DRIVE-INS:	2 (10' W x 12' H, 14' W x 12' H)
POWER:	3-PHASE 480V/2400A (TO BE CONFIRMED BY ELECTRICIAN/BUYER)
ZONING:	CE-CLI (HOWARD COUNTY, MD) [CORRIDOR EMPLOYMENT DISTRICT, CONTINUING LIGHT INDUSTRIAL OVERLAY]
SALE PRICE:	NEGOTIABLE



AERIAL



-  DRIVE-IN
-  DOCK

BROOKDALE DR



LOCAL BIRDSEYE



LOCAL BIRDSEYE

agam
DealerTire

Reico
KITCHEN & BATH
EPD PRESTIGE-LEDROIT
DISTRIBUTING CO.

CyberCore
TECHNOLOGIES



AUTOFAB
Race Cars

WASHINGTON BLVD

RHLING
Reynolds
Restoration

Concentra

MARYLAND
VENDING

SUNBELT
RENTALS

THE
REFINERY

SAVAL
FOODSERVICE

CENTRAL TRANSPORT

J.J. McDONNELL

SiteOne
LANDSCAPE SUPPLY

SITE

ROMKAL.

BROOKDALE DR

A. Duie PYLE



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 6.9 MILES
8 MIN. DRIVE
BALTIMORE WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT

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

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.



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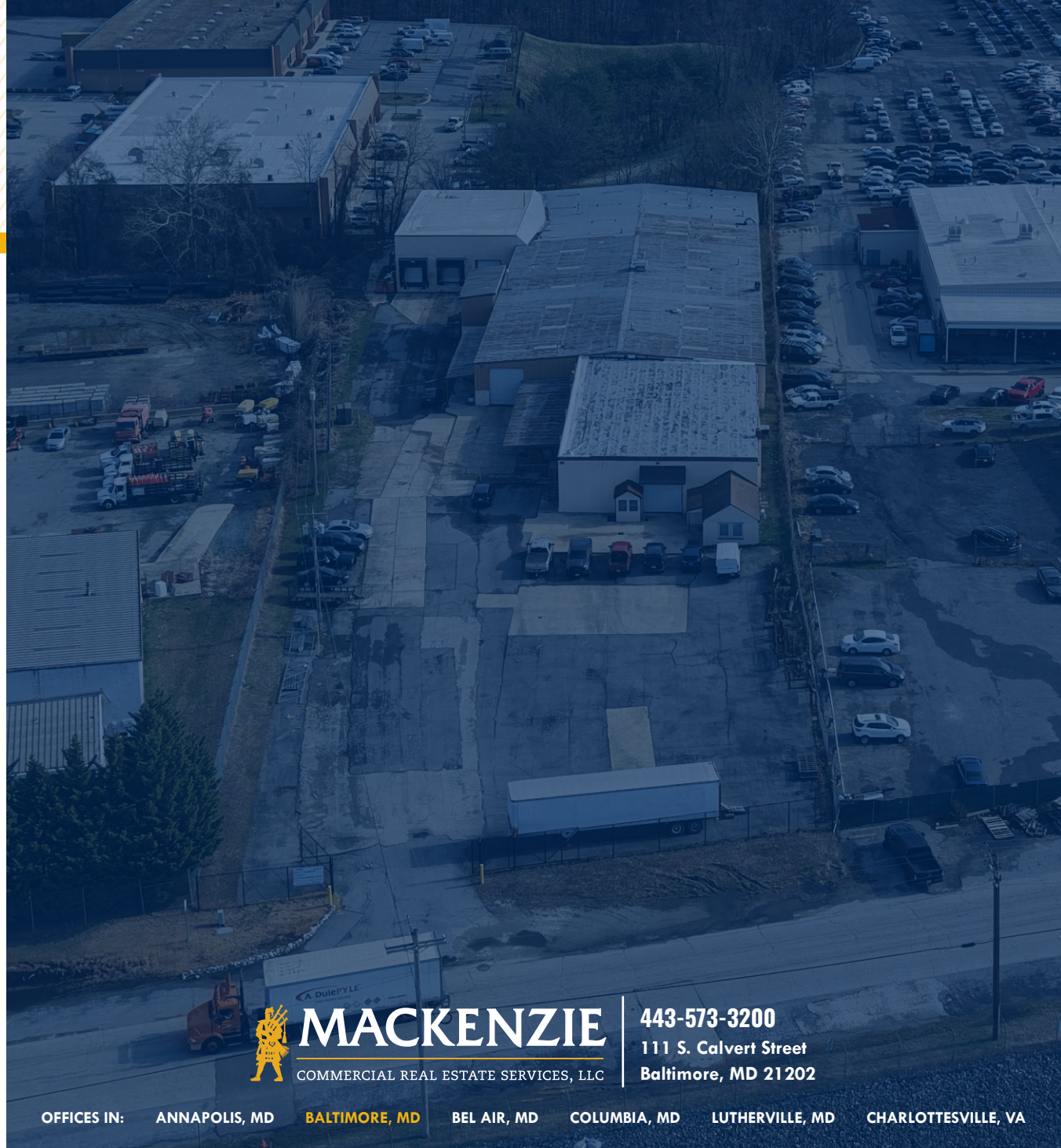


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