

- 112,500 SF
- BALTIMORE-WASHINGTON CORRIDOR
- PRIME LEASE-UP OPPORTUNITY

521 MCCORMICK DRIVE

GLEN BURNIE, MD



INTERNATIONAL AIRPORT-ADJACENT WAREHOUSE

521 MCCORMICK DRIVE

EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to offer for sale the 100% fee simple interest in 521 McCormick Drive, a 112,500 square foot vacant industrial warehouse in Anne Arundel County, MD. With **loading on three sides, newly built spec office, abundant trailer parking, and a fully secure truck court**, 521 McCormick Drive offers a rare opportunity to acquire vacancy in a market with significant barriers to entry and a history of stable occupancy.

Located directly adjacent to the Baltimore/Washington Thurgood Marshall Airport (BWI), the region's most active airport by cargo and passenger volume, 521 McCormick drive sits at the midpoint between Washington, DC and Baltimore, providing unparalleled access to the region's economic drivers via the mid-Atlantic's core transportation arteries (I-95, MD-295, I-195, I-97, Route 1, and Route 100).

The Baltimore-Washington Corridor is characterized by its significant barriers to entry and the lack of available land for development. Due to the lack of available land, there has been **only 2.8M square feet of new development since 2016, representing just 4% inventory growth over the previous 10-year period**. There is currently less than 1M square feet under construction.

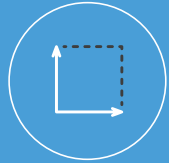
521 McCormick Drive presents a rare opportunity to acquire uniquely functional vacancy in a market with a dearth of new construction in the pipeline.



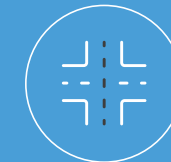
INVESTMENT HIGHLIGHTS



112,500
SQUARE FEET



10.35
ACRES



Immediate
ACCESS TO MAJOR
TRANSPORTATION
ARTERIES



User
Opportunity



Truck Court
FENCED AND SECURED



Loading
ON 3 SIDES



BALTIMORE-WASHINGTON
CORRIDOR LOCATION

521 MCCORMICK DRIVE

GLEN BURNIE, MD

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