

Industrial | For Lease

CBRE

28,250 SF Building
5,000 SF Pole Shed
3.57 Acres Fenced/Paved Area



800-810 Central Avenue

Linthicum Heights, Maryland 21090

Owned and Managed by

 **Triten**
REAL ESTATE PARTNERS

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PAVED + FENCED AREA

6.4-acre total site | 3.57 acres usable / paved

POLE SHED

5,000 square feet

BUILDING

28,250 SF

- + 22,250 SF of warehouse and covered loading area
- + 6,000 SF of office/showroom
- + 18' clear height
- + 4 dock positions with pit levelers into warehouse (East side)
- + 9 dock positions at loading platform (South side)
- + 2 oversized drive-in ramps at loading platform (South side)
- + Zoned W-2, Anne Arundel County
- + Excellent access to 695, 95 and BWI



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SUBDIVISION PLAN

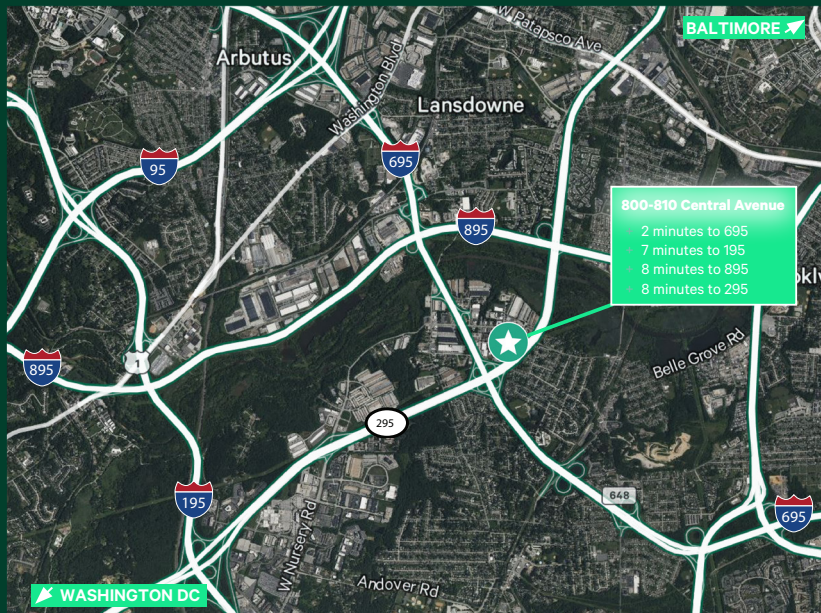
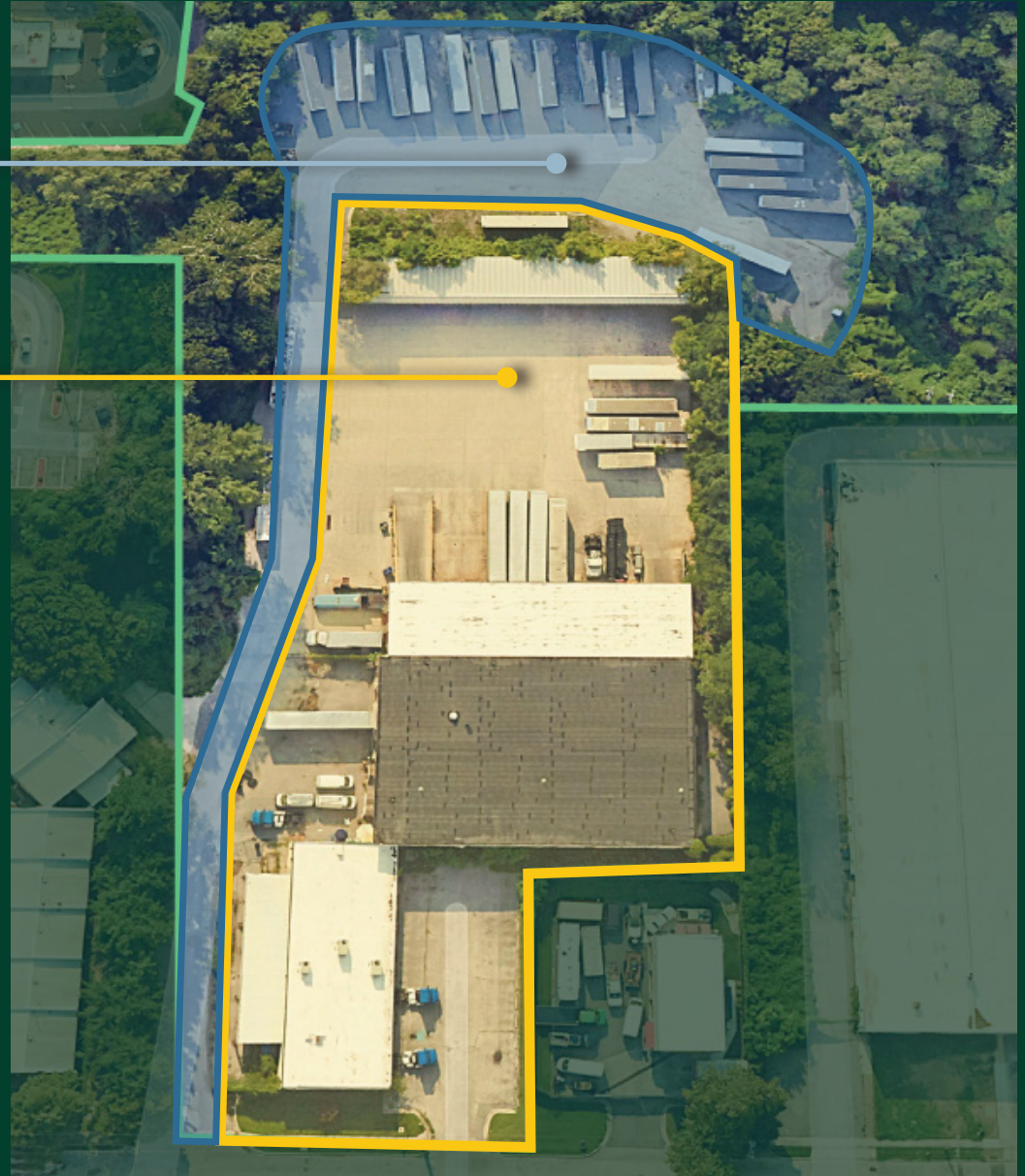
Total Site: 6.4 acres

OPTION A:

- + 1.085 acres
- + Paved/fenced storage lot
- + Access to Central Avenue

OPTION B:

- + 2.485 acres
- + 28,250 SF building and 5,000 SF covered storage



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CBRE



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