



FOR **SALE/LEASE**

CRANE-SERVED INDUSTRIAL PROPERTY

521 DIGIULIAN BOULEVARD | GLEN BURNIE, MARYLAND 21061

FOR **SALE**

28,163 SF ±
ON 4.4 AC ±
TOTAL

FOR **LEASE**

21,663 SF ± &
1 AC ± OUTDOOR
AREA CURRENTLY
AVAILABLE TO
OCCUPY



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Existing income in place (6,313 SF and 0.65 acres leased through May 31, 2030)
- W1 (Industrial Park District) zoning
- Quick and easy access to BWI Airport, I-97, I-295, I-695 and I-95



FULL BUILDING SPECS:	BUILDING SIZE:	28,163 SF ±
	LOT SIZE:	4.4 ACRES ± (2 PARCELS)
	CLEAR HEIGHT:	UP TO 43' ± (22'-6" TO CRANE)
	LOADING:	3 DRIVE-INS (19' W X 14' H) DOCK WELL W/ 2 DOCK HIGH LOADING POSITIONS 2 INTERIOR 5 TON CRANES (1 EXTERIOR CRANE NOT ACTIVE)

AVAILABLE FOR LEASE:	AVAILABLE:	21,663 SF ±
	IOS:	1.0 ACRE ±
	CLEAR HEIGHT:	UP TO 43' ± (22'-6" TO CRANE)
	LOADING:	2 DRIVE-INS (19' W X 14' H) DOCK WELL W/ 2 DOCK HIGH LOADING POSITIONS 2 INTERIOR 5 TON CRANES (1 EXTERIOR CRANE NOT ACTIVE)



GOOGLE STREET VIEW



AERIAL



DIGIULIAN BLVD



OFFICE

NOT AVAILABLE
IF LEASING

CRANE-SERVED WAREHOUSE

WB&A RD



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 97
1.8 MILES
4 MIN. DRIVE

100
2.5 MILES
5 MIN. DRIVE

295
5.3 MILES
8 MIN. DRIVE

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
Thurgood Marshall
AIRPORT
3.6 MILES
6 MIN. DRIVE

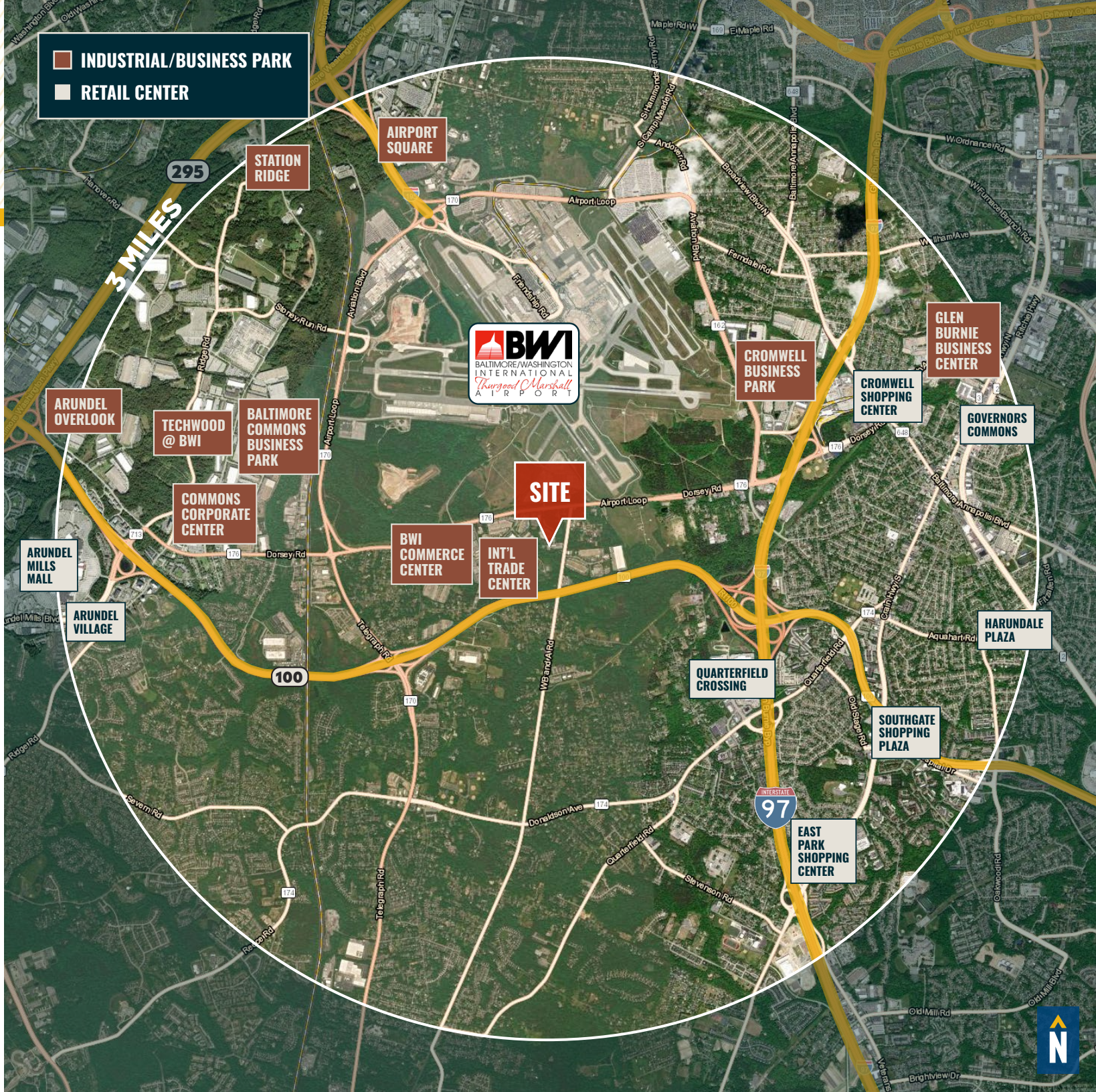
PORT OF BALTIMORE
1706
Helen Delich Bentley
8.8 MILES
12 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD
12.5 MILES
20 MIN.

WASHINGTON, DC
32.5 MILES
40 MIN.

PHILADELPHIA, PA
111.0 MILES
1 HR. 50 MIN.

RICHMOND, VA
142.0 MILES
2 HRS. 10 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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