



# Property Overview

Rarely available 3-building campus totaling 90,415 SF on 15.37 acres



**90,415 SF**  
Total Square Feet



**Dock + Drive-In**  
Loading



**15.37**  
Total Acreage (2 parcels)



**14' - 20'**  
Clear Height



**W1B**  
Zoning

**2404 A & Eagle Boulevard**

ANNAPOLIS, MARYLAND 21401



Property includes **5.43 acres** of excess land directly across the street

# Aerial View

2404 A & Eagle Boulevard  
ANNAPOLIS, MARYLAND 21401

Refrigerated  
space

## BUILDING 3

17,000 SF ±  
4 drive-ins  
58' clear span  
17' clear height

## BUILDING 2

40,000 SF ±  
2,000-3,000 SF ± office pod with full  
mezzanine office area  
3 oversized drive-through bays  
18' clear height  
Diesel fueling station in truck court

## BUILDING 1

33,000 SF ±  
2 docks  
4 oversized drive-ins  
18' clear height

# Aerial View



**5.43 acres**  
of excess  
land

**2404 A & Eagle Boulevard**  
ANNAPOLIS, MARYLAND 21401

# Building Photos

2404 A & Eagle Boulevard  
ANNAPOLIS, MARYLAND 21401



# Building Photos

2404 A & Eagle Boulevard

ANNAPOLIS, MARYLAND 21401

Building 2



Building 2



Building 2



Building 3



# 2404 A & Eagle Boulevard

Annapolis, Maryland 21401

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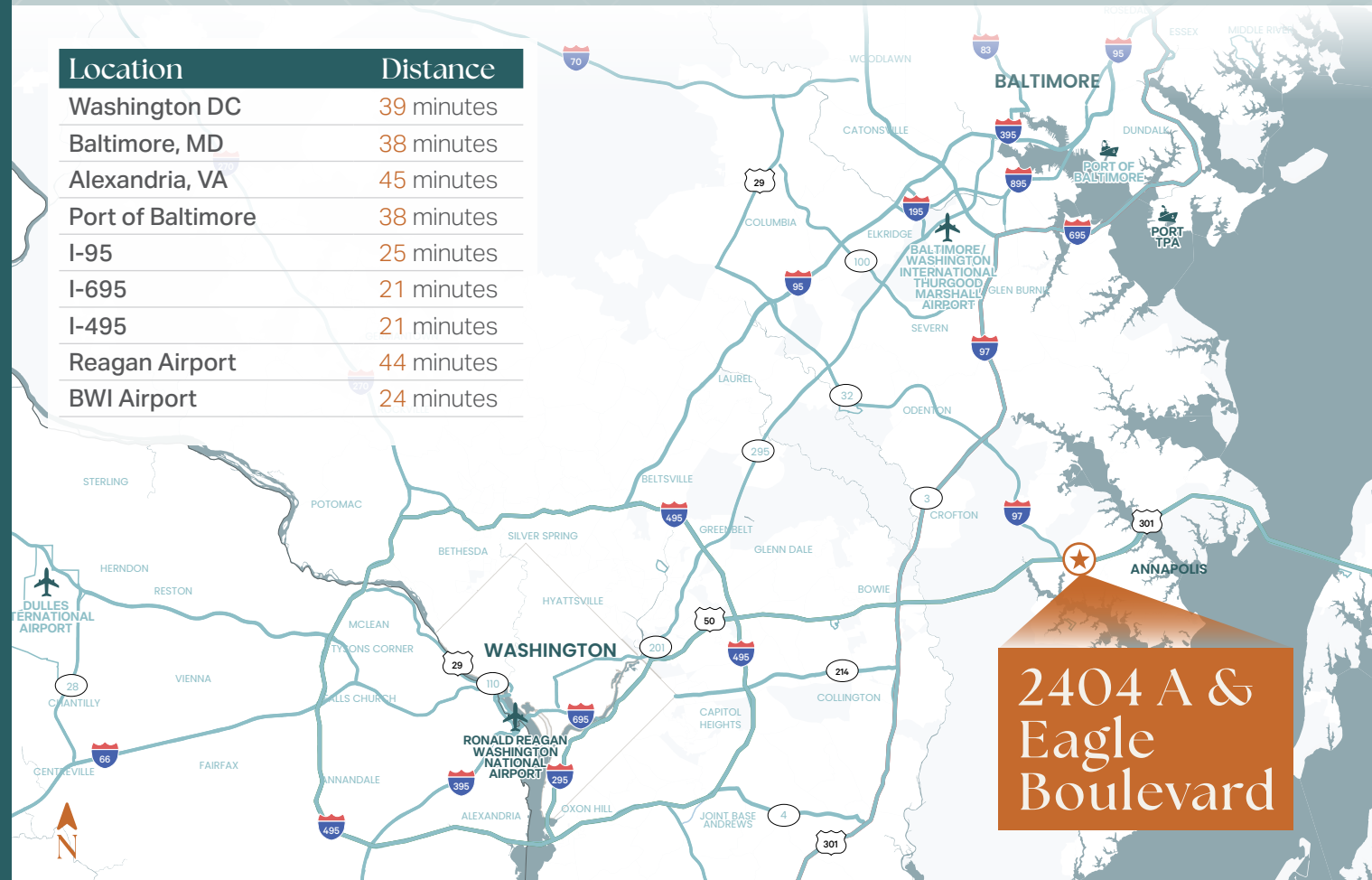
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# Premier Access to

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