

FOR LEASE

# 6720 BAYMEADOW DRIVE

GLEN BURNIE, MD 21060

105,700 SF AVAILABLE



## RENOVATIONS UNDERWAY

- + Expand all dock doors to 9' x 10'
- + Install two new dock doors, bringing total door count to 12
- + Install new seals on all dock doors
- + Upgrade lighting to LED in warehouse
- + Paint interior warehouse walls and columns to 10' safety yellow
- + New paint and carpet in the office
- + Install dolly pad for 18 trailer drops
- + Resurface car parking lot



## CONTACT US

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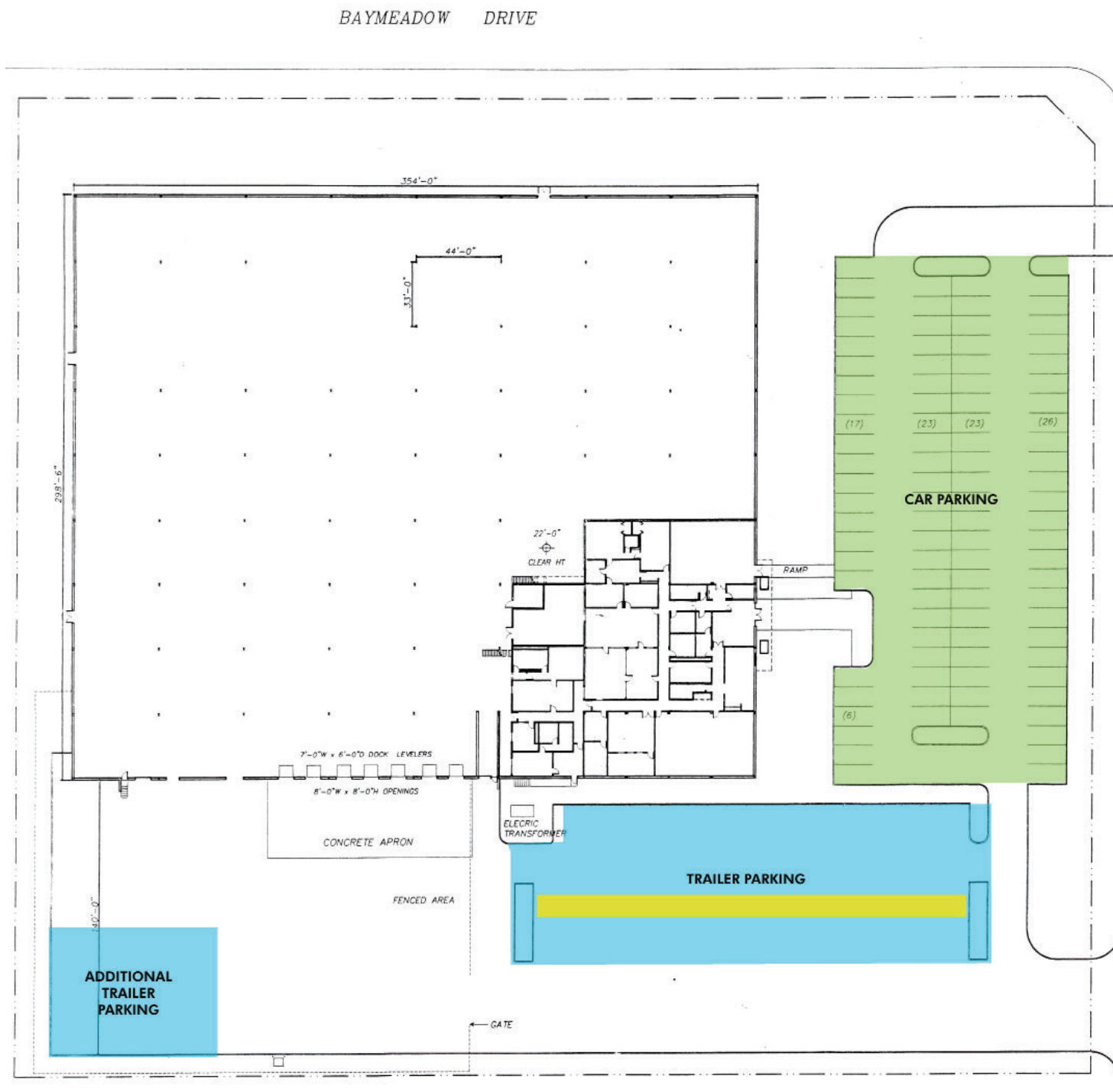
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## SITE PLAN



## BUILDING FEATURES

- + 105,700± SF
- + 14,000± SF existing office space
- + 11,000± SF mezzanine office
- + 22' clear height
- + 33' x 44' column spacing
- + 1600 amps 277/480 volt, 3 phase, 4 wire
- + 10 existing docks equipped with seals and levelers; 2 additional docks under construction
- + W-1 zoning
- + Abundant parking with fenced 150' truck court
- + Ability to fully secure outside area

## MEZZANINE OFFICE

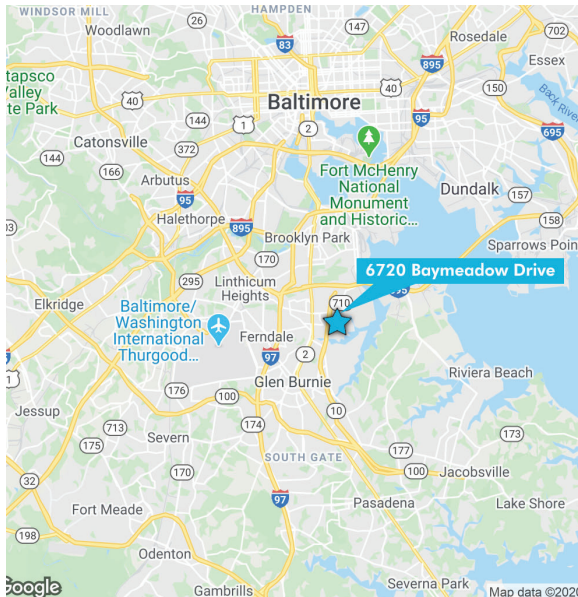


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## PROPERTY LOCATION



## DRIVE TIMES DISTANCES

- + **Interstate 695:** 9 mins/6.8 miles
- + **Interstate 97:** 10 mins/5.8 miles
- + **Route 100:** 10 mins/ 7.8 miles
- + **Interstate 95:** 14 mins/11.2 miles
- + **BWI Airport:** 12 mins/9.7 miles
- + **Port of Baltimore:** 19 mins/11.3 miles
- + **Baltimore:** 22 mins/11.7 miles
- + **Washington, DC:** 49 mins/37.7 miles



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