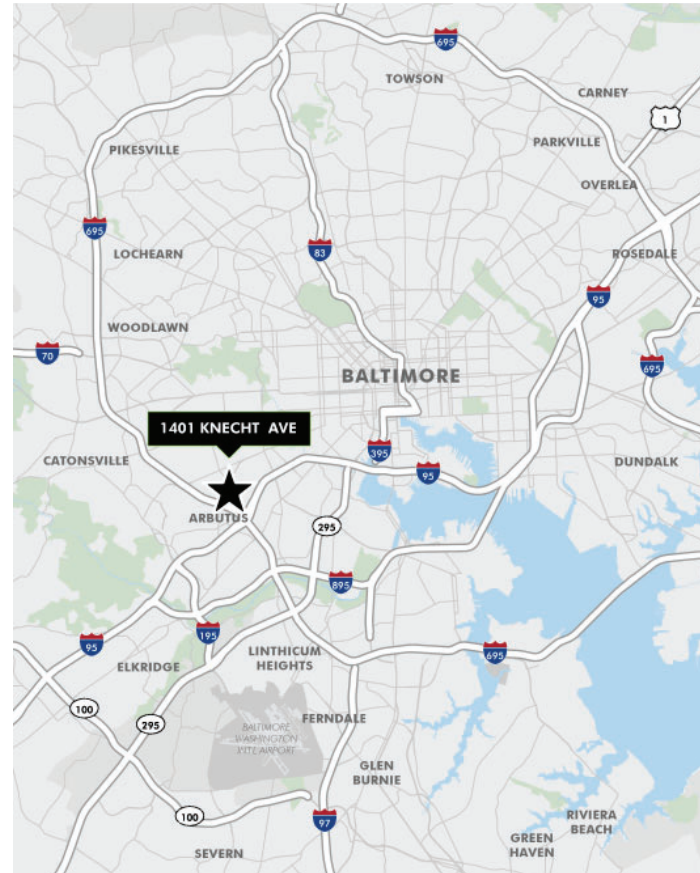
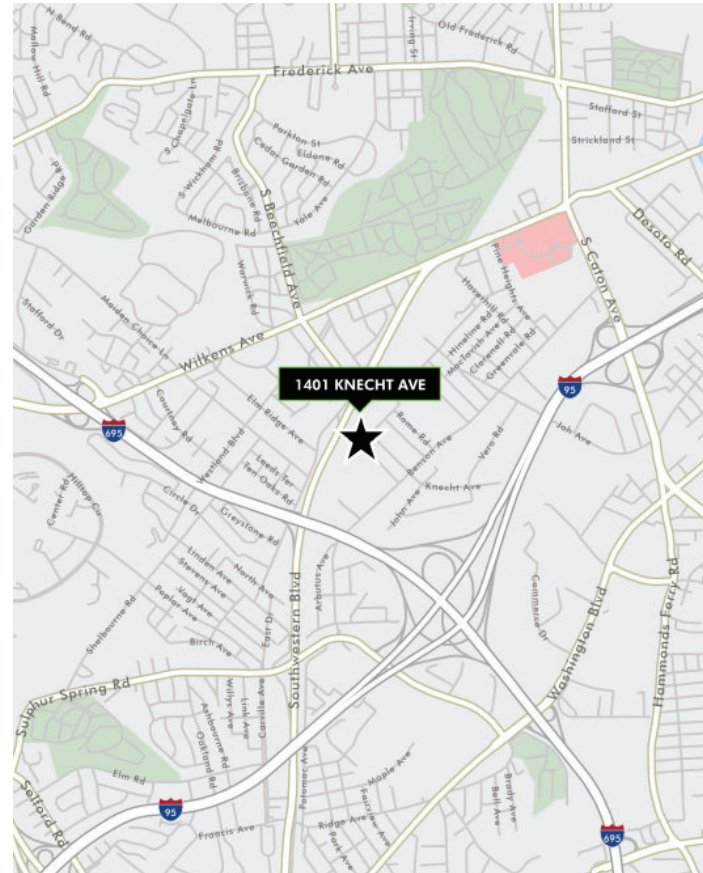


FOR SALE
1401 KNECHT AVENUE

HALETHORPE, MD 21227

 **PROPERTY LOCATION**



 **CONTACT US**

MIKE RODEN
Senior Vice President
+1 410 244 3125
mike.roden@cbre.com

 **DRIVE TIMES DISTANCES**

- + **Interstate 95:** 5 mins/1.8 miles
- + **Interstate 695:** 6 mins/3 miles
- + **Interstate 295:** 8 mins/4.1 miles
- + **BWI Airport:** 14 mins/10.4 miles
- + **Washington, DC:** 53 mins/34.8 miles

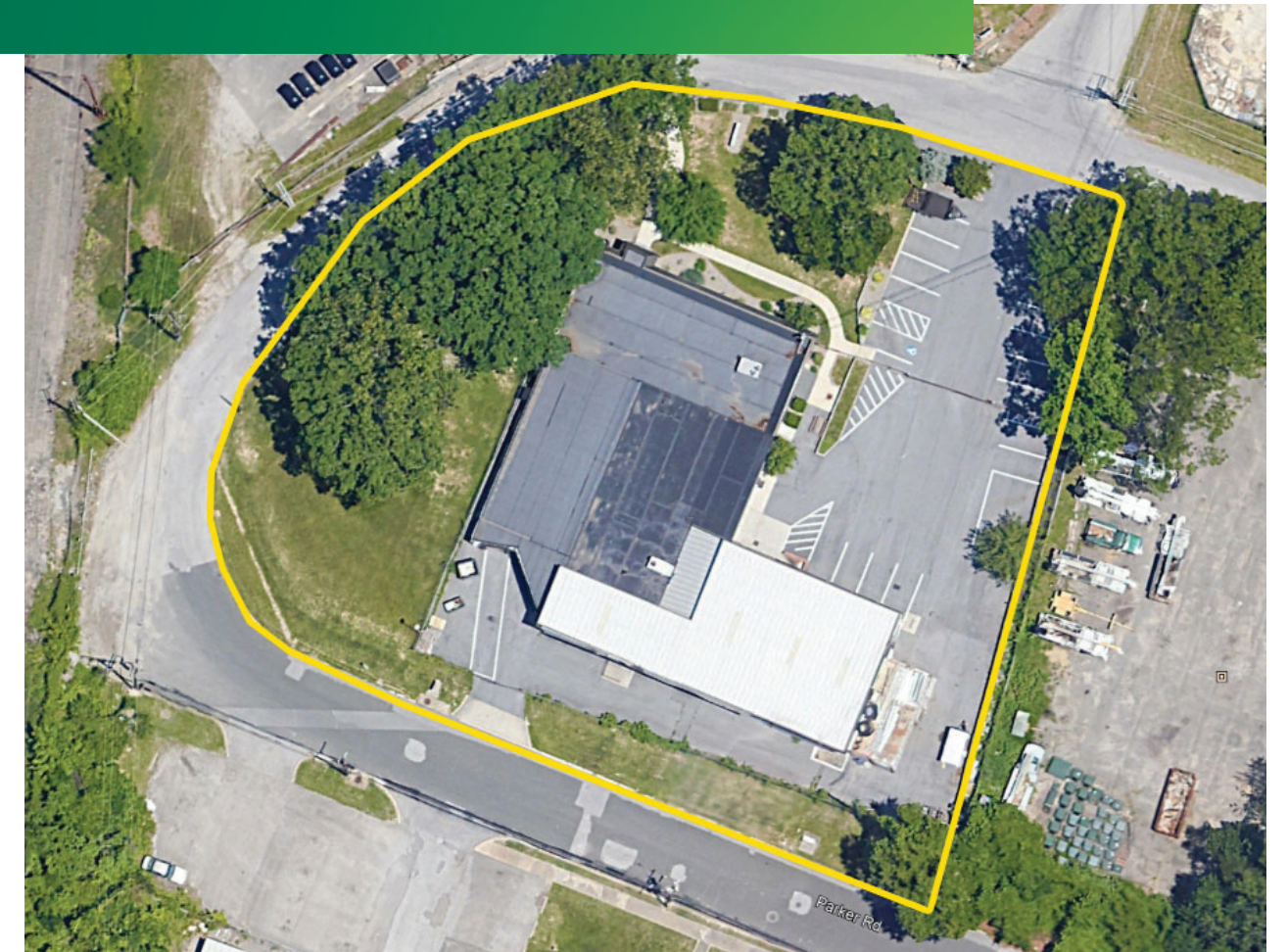
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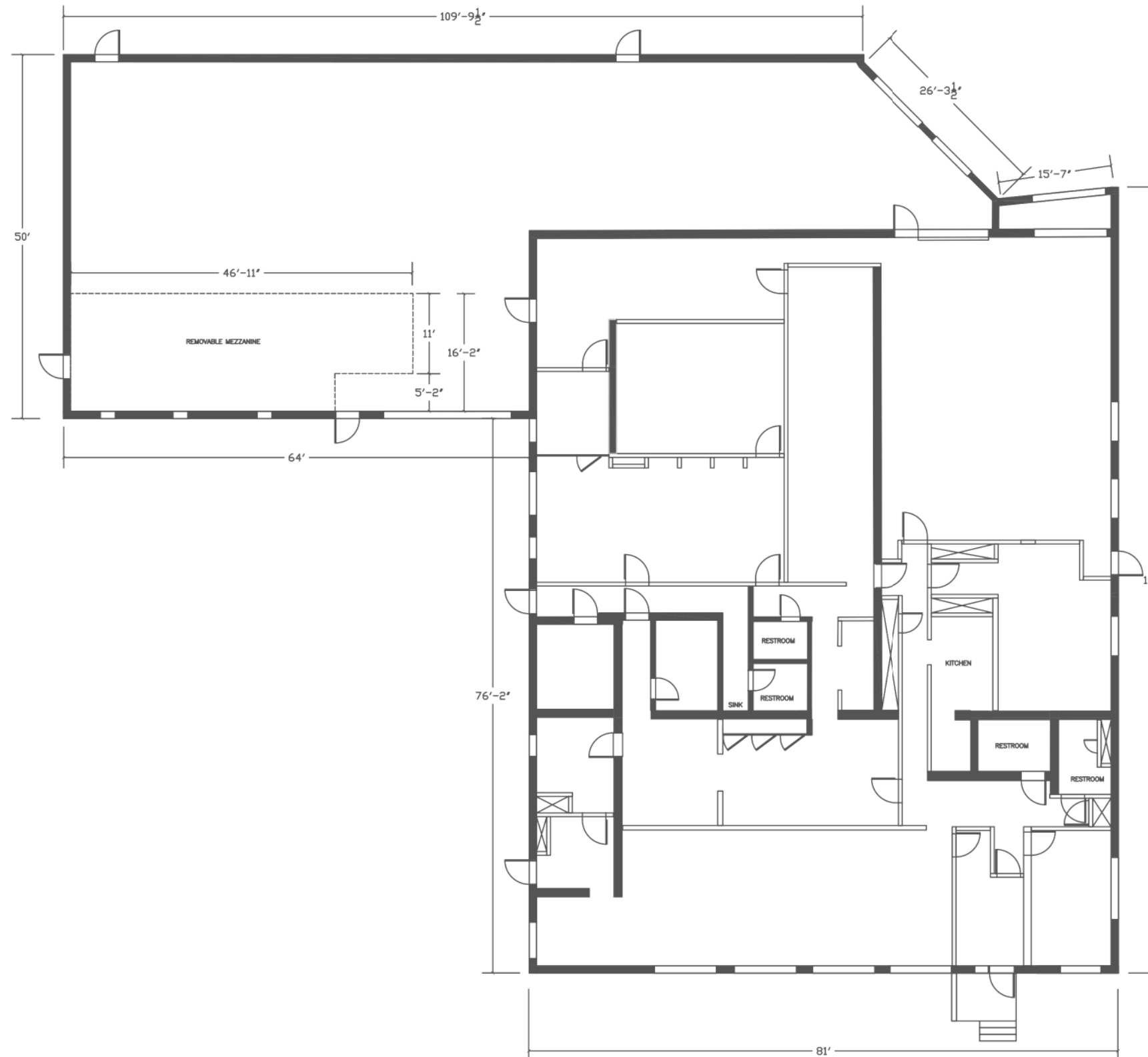


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BUILDING PLAN



PROPERTY FEATURES

- + 13,040 square feet
- + Situated on 1.2 acres
- + Fenced and secured site
- + 6,342 SF office
- + 18' clear height
- + One (1) dock; one (1) oversized, ground level drive-in
- + ML-IM zoning
- + Brick and block construction
- + Built in 1954; recently updated
- + Firestone rubber membrane roof
- + LED lights
- + T-1 comcast line
- + Parking is free and unreserved
- + Well landscaped, freestanding building

