



FOR LEASE

21,663 SF ± CRANE-SERVED WAREHOUSE

521 DIGIULIAN BOULEVARD | GLEN BURNIE, MARYLAND 21061



WITH
1 ACRE ± OF
OUTDOOR
AREA



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 21,663 SF ± warehouse with office space
- 1.0 acre ± of outdoor area
- Two (2) oversized drive-in doors
- Two (2) dock high loading positions
- Two (2) interior 5-ton cranes
- Quick and easy access to BWI Airport, I-97, I-295, I-695 and I-95
- Close proximity to Downtown Baltimore and the Port of Baltimore

AVAILABLE:	21,663 SF ±
	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
ZONING:	W1 (INDUSTRIAL PARK DISTRICT)



AERIAL



TRADE AREA

DRIVING DISTANCE TO:

97 1.8 MILES
4 MIN. DRIVE

100 2.5 MILES
5 MIN. DRIVE

295 5.3 MILES
8 MIN. DRIVE

BWI 3.6 MILES
6 MIN. DRIVE

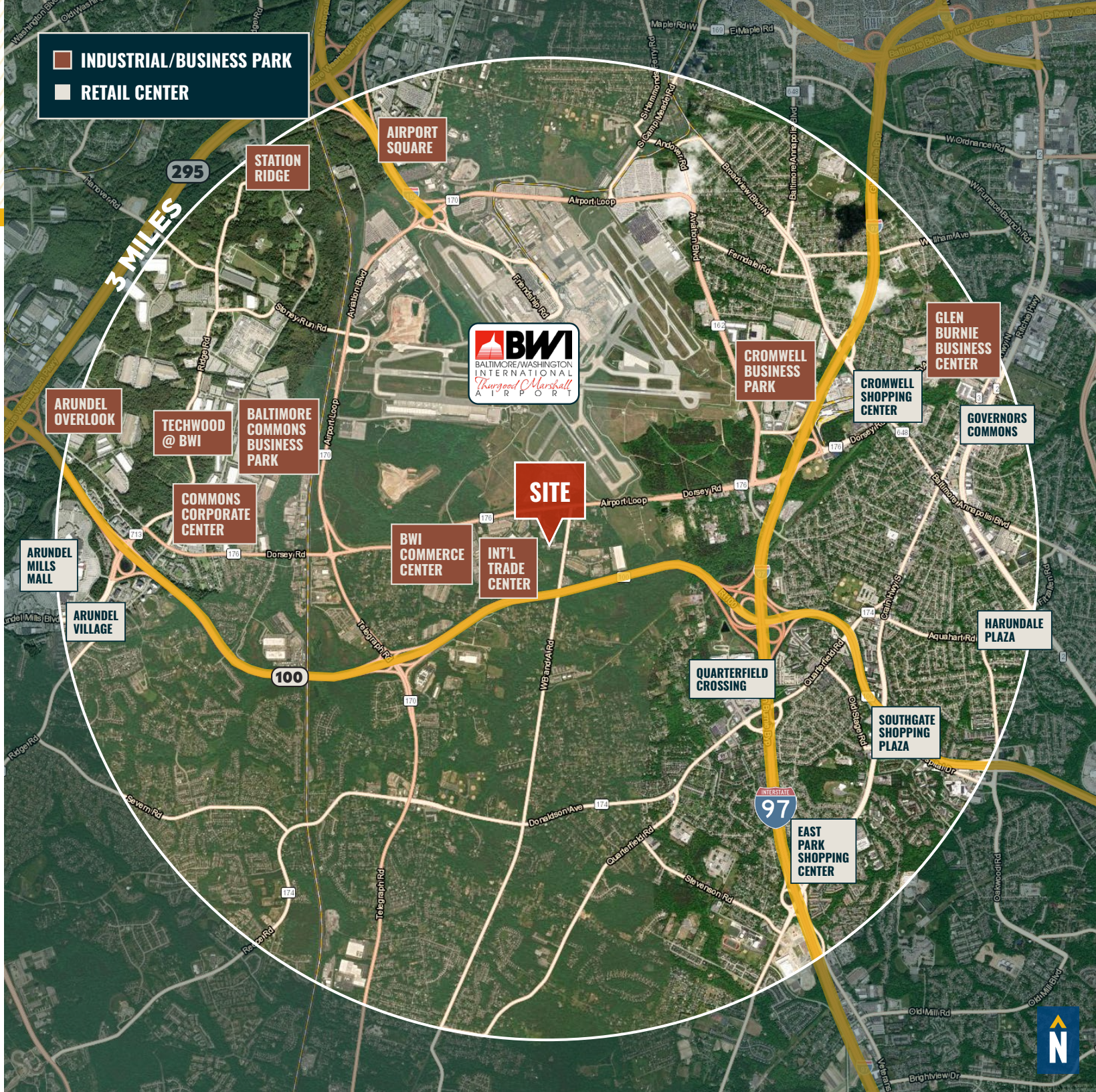
PORT OF BALTIMORE 8.8 MILES
12 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

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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