

INDUSTRIAL CAMPUS

For Sale

THREE BUILDINGS + EXCESS LAND



Annapolis, Maryland

CBRE

Property Overview

Rarely available 3-building campus totaling 94,100 SF on 16.665 acres



94,100 SF
Total Square Feet



Dock + Drive-In
Loading



16.665
Total Acreage (9.8± usable)



14' - 20'
Clear Height



W1
Zoning



200 - 1200
AMPS
Power (varies by building)

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
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Refrigerated
space

BUILDING 3

CONSTRUCTED IN 2006

16,300 SF ±
4 drive-ins
58' clear span
17' clear height
200 amps of 120/208v

BUILDING 2

CONSTRUCTED IN 1987

44,800 SF ±
plus 5,500 SF mezzanine office
2 docks with pit levelers
3 oversized drive-through bays
18' clear height
Diesel fueling station in truck court
1,200 amps of 277/480v

BUILDING 1

CONSTRUCTED IN 1987

33,000 SF ±
2 docks with pit levelers
4 oversized drive-ins
18' clear height
400 amps of 120/208v

Aerial View



5.43 acres
of excess
land

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Building Photos

2404 A & Eagle Boulevard

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Building 1



Building 1



Building 2



Building 2



Building Photos

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Building 2



Building 2



Building 2



Building 3



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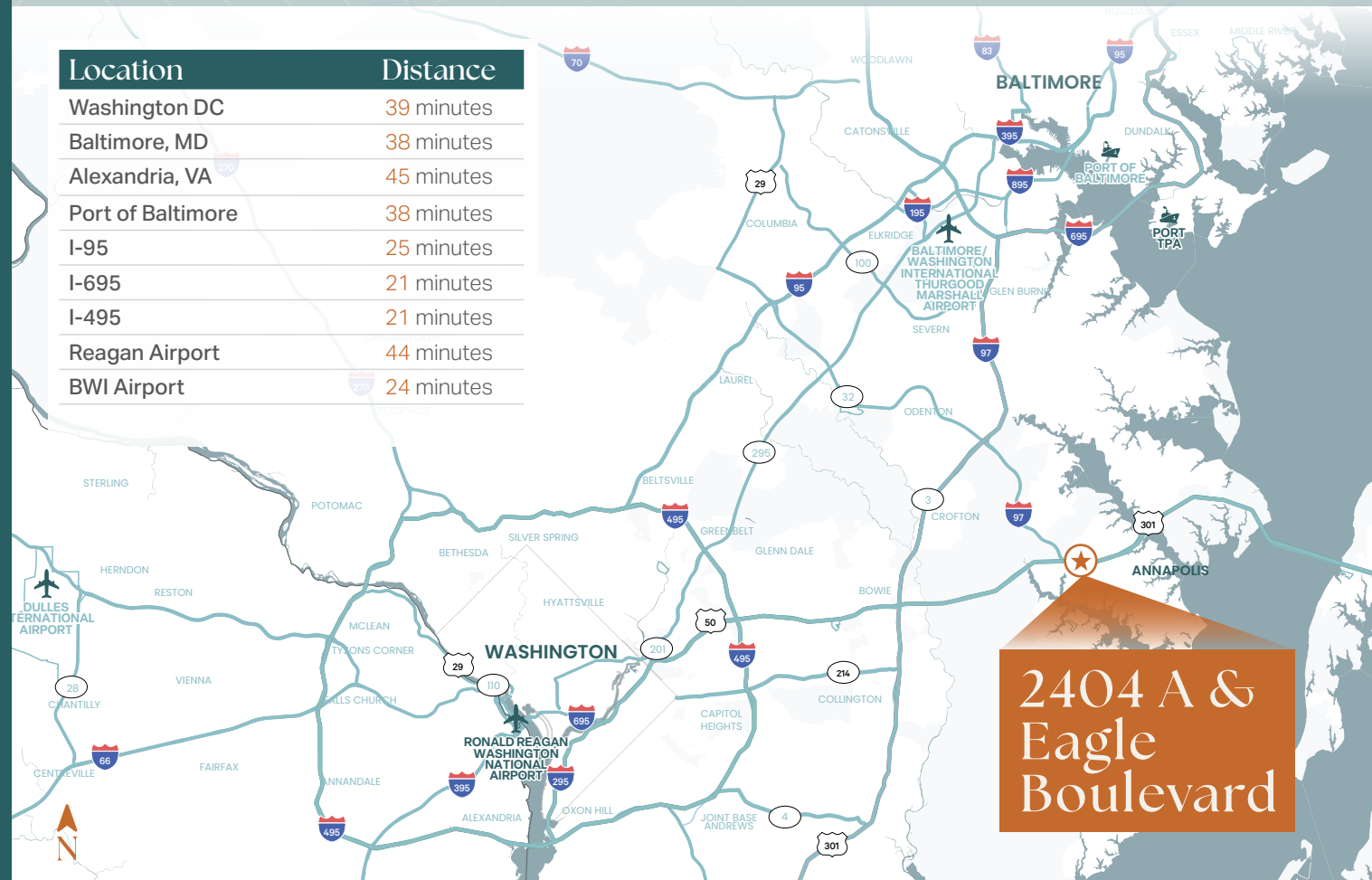
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Premier Access to

WASHINGTON DC | SUBURBAN MARYLAND | NORTHERN VIRGINIA



2404 A & Eagle Boulevard

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