



29,080 SF INDUSTRIAL BUILDING

8280 LOKUS ROAD | ODENTON, MARYLAND 21113

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Sale/Leaseback opportunity for up to 18 months
- Newly constructed 29,080 SF industrial building completed in 2023
- 4,000 SF of nicely appointed office space on two levels
- Warehouse features two overhead cranes in two 50' wide bays with heavy power
- OTC-I zoning permits a broad range of uses including outdoor storage
- Centrally located giving excellent access to Baltimore and Washington DC, the 4th largest combined market in the US

BUILDING SIZE:

29,080 SF ±

LOT SIZE:

5.21 ACRES ±

CLEAR HEIGHT:

27' ±

DRIVE-INS:

2 (30' X 20')
3 (16' X 20')

ELECTRIC:

2X PANELS OF 277/480V
3PH WITH 600 AMPS EACH

ZONING:

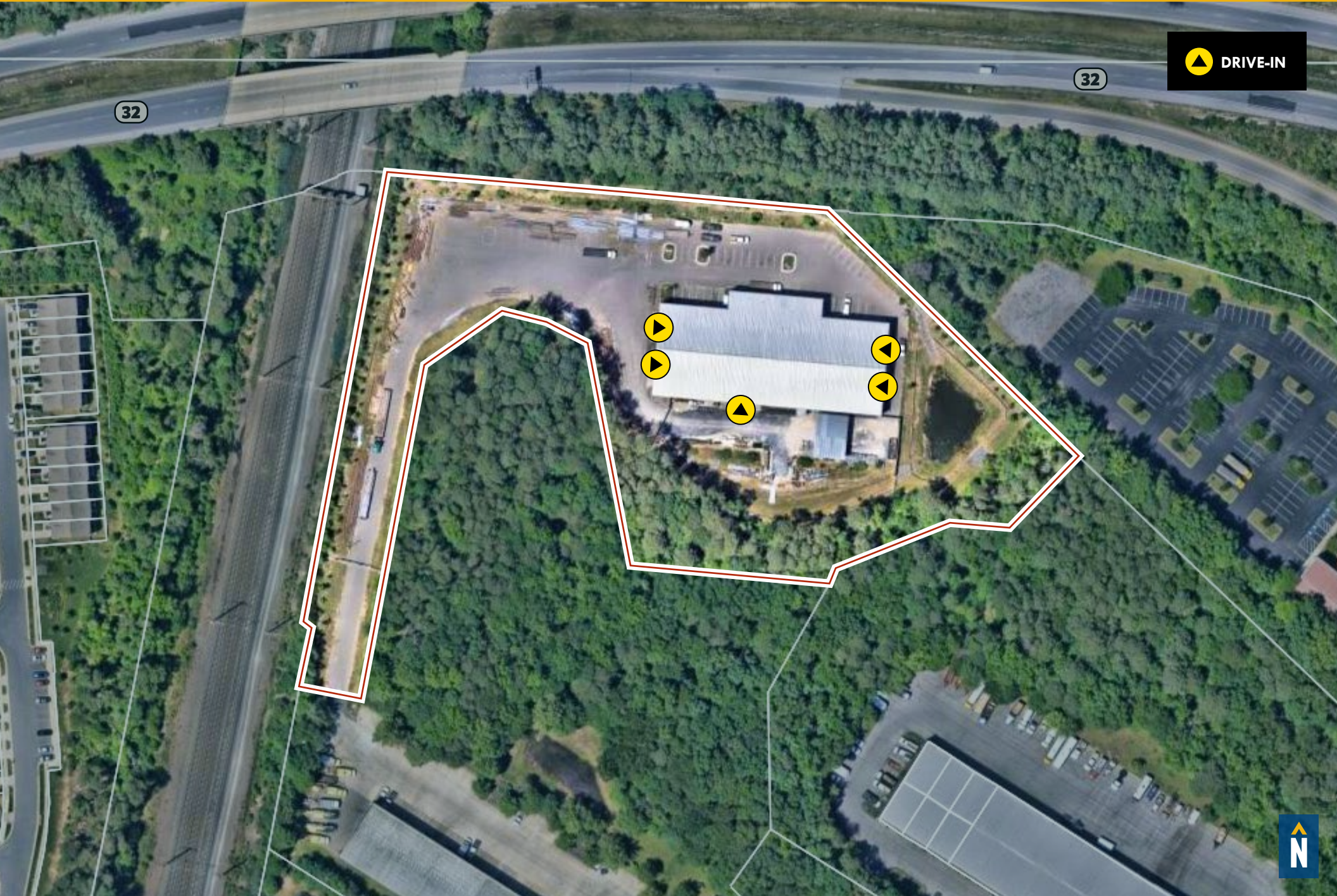
OTC-I

SALE PRICE:

NEGOTIABLE



AERIAL



LOCAL BIRDSEYE



Public
Storage

EMP^{RE}TODAY[®]
800-588-2300

G&T
WOOD PRODUCTS

ATLAS
STONE
CONCRETE

LONG FENCE

AMTRAK

CROSSFIT
GLEN BURNIE

BIG
SERVICES

SITE

MD RT. 32



REGIONAL DRIVE-TIME

DRIVING DISTANCE TO:



1 MILE
4 MIN. DRIVE



5 MILES
8 MIN. DRIVE



11 MILES
14 MIN. DRIVE



7 MILES
10 MIN. DRIVE



7.5 MILES
16 MIN. DRIVE



20 MILES
42 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BALTIMORE, MD

18.5 MILES
30 MIN.

WASHINGTON, DC

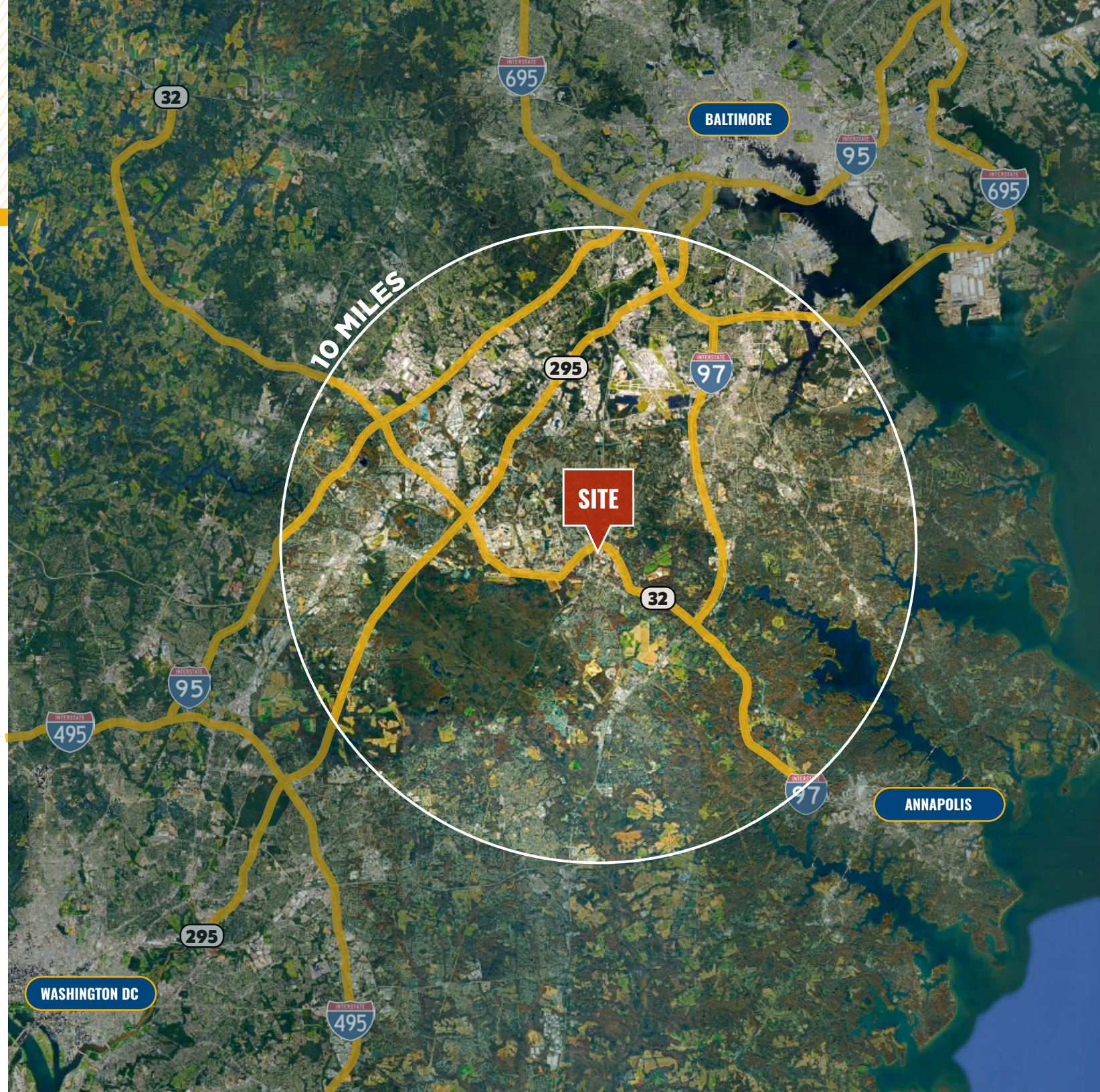
28.2 MILES
35 MIN.

PHILADELPHIA, PA

117.0 MILES
1 HR. 50 MIN.

RICHMOND, VA

145.0 MILES
2 HRS. 10 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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