



2120 BEAVER ROAD

LANDOVER, MARYLAND 20785

FOR
**SALE/
LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Standalone building with secure/fenced yard area
- IH (Industrial, Heavy) zoning allows for flexible future uses
- Dock-high and at-grade loading capabilities
- Easy access to Route 50, Route 202, Route 704, and I-495
- Near Washington, DC, Joint Base Andrews, and Ronald Reagan National Airport
- 28.6 Miles from BWI and 12.5 Miles from Ronald Reagan National Airport
- Gas fired heat



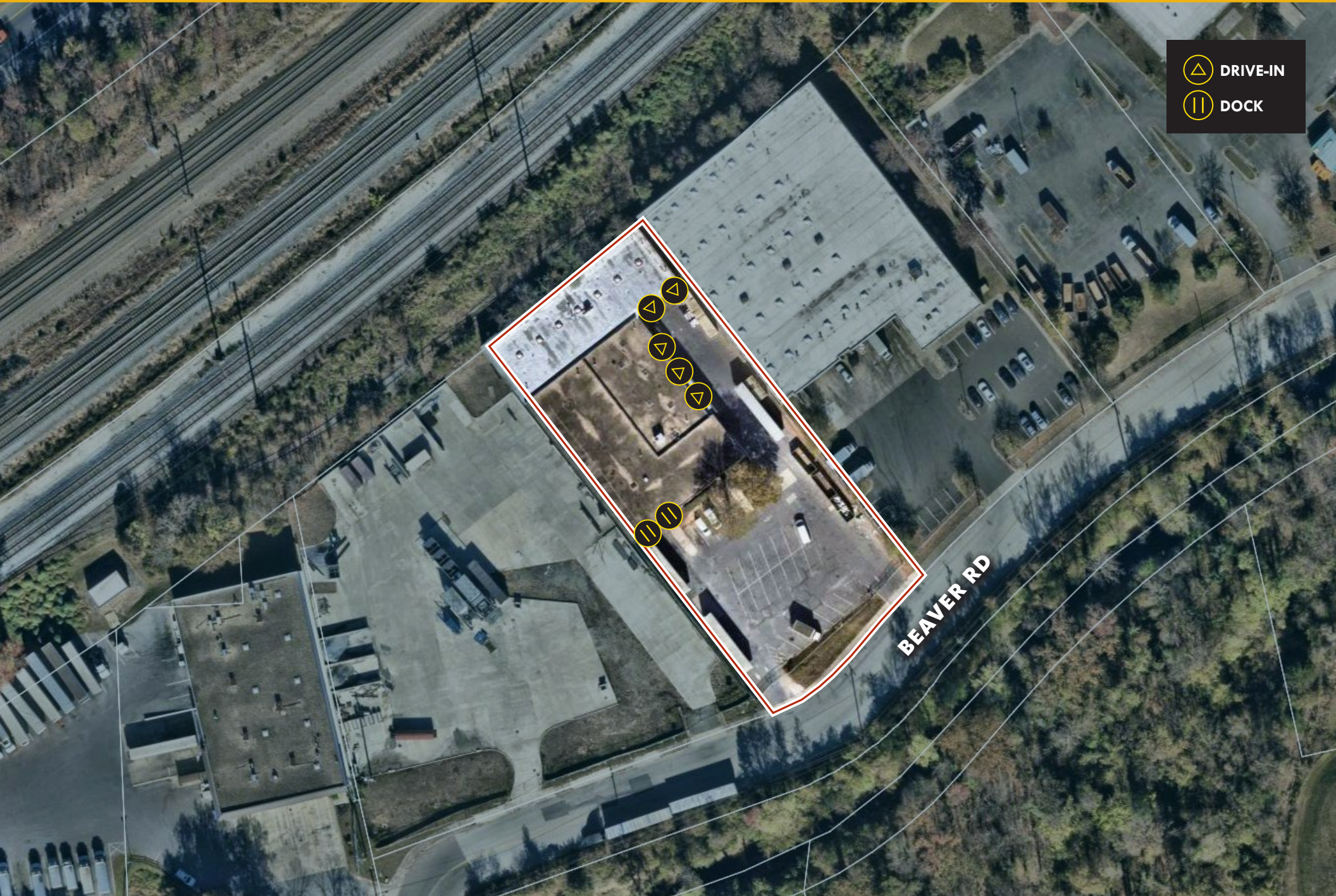
BUILDING SIZE:	23,100 SF ±
OFFICE:	10% ± OF BUILDING
LOT SIZE:	1.26 ACRES ±
BUILDING HEIGHT:	15' ±
DOCKS:	2 (9' W x 10' H)
DRIVE-INS:	5 (8' W x 10' H)
ZONING:	IH (INDUSTRIAL, HEAVY)
LEASE/SALE PRICE:	INQUIRE



GOOGLE STREET VIEW



AERIAL

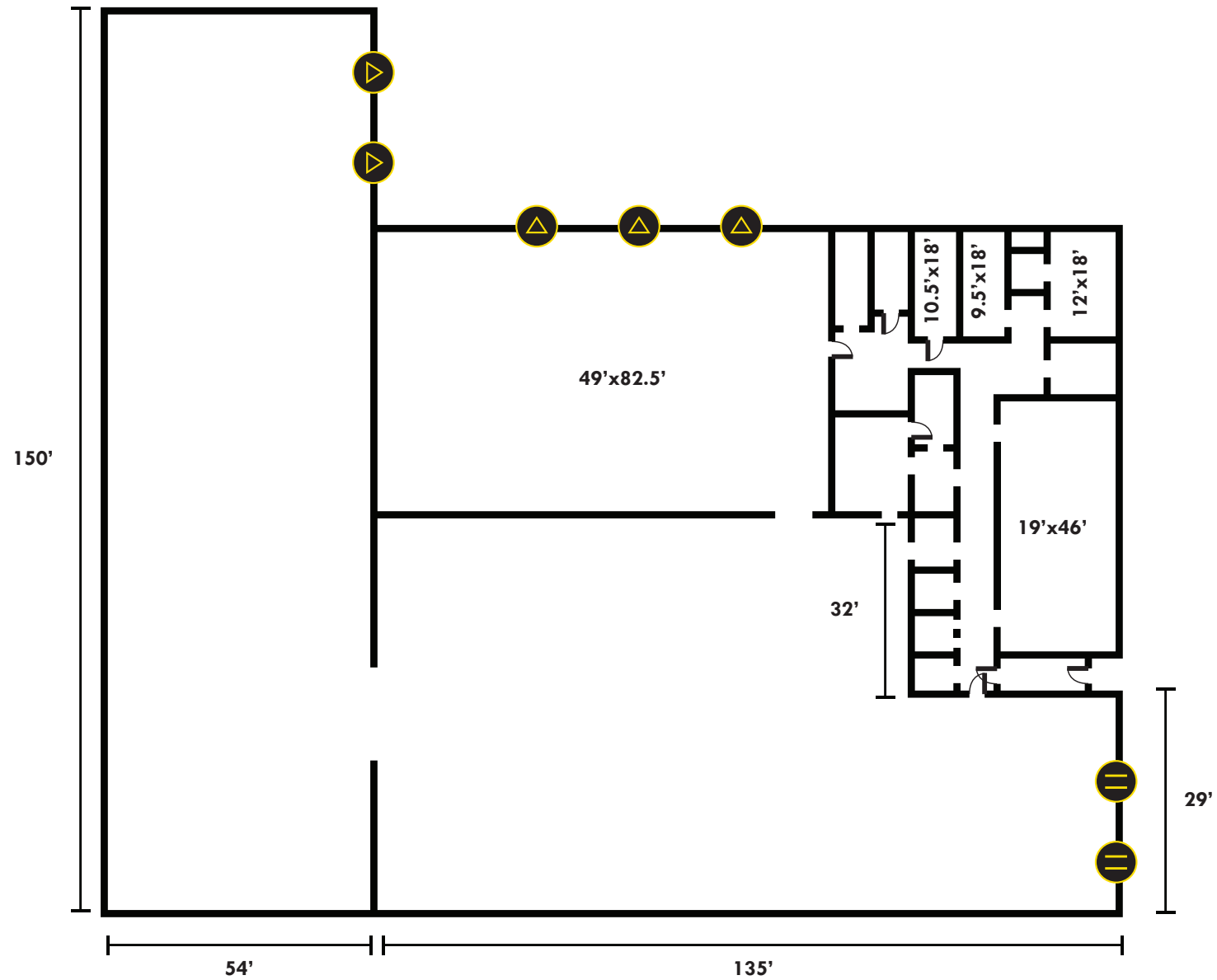


DRIVE-IN



DOCK

FLOOR PLAN



ADDITIONAL PHOTOS



INTERIOR PHOTOS



LOCAL BIRDSEYE



FAIRMONT HEIGHTS HIGH SCHOOL

704

MARTIN LUTHER KING JR HWY

4WALL

SHERIFF RD

Maurice

perfect settings

Maala

Benjamin Moore

PODS

WHOLE FOODS MARKET

TempGenius

TAYLOR AFS

LYONS BAKERY

amazon

TriMark
ADAMS BURCH

BUCKHEAD

WHITSONS
Culinary Group

GOLD CRUST
BAKING COMPANY, INC.

COLUMBIA PARK RD

WASHINGTON

ABC
Supply Co. Inc.

SITE

SCHUSTER
CONCRETE

Washington Cash & Carry

ANCHOR

CHALLENGER
Transportation Inc.

NATIONAL ARCHIVES

BEAVER RD

50

JOHN HANSON HWY



TRADE AREA

DRIVING DISTANCE TO:

 3.8 MILES
7 MIN. DRIVE

 0.9 MILES
3 MIN. DRIVE

 1.5 MILES
5 MIN. DRIVE

 28.6 MILES
35 MIN. DRIVE

 42 MILES
45 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 35 MILES
40 MIN.

WASHINGTON, DC 2.2 MILES
5 MIN.

PHILADELPHIA, PA 136 MILES
2 HRS. 10 MIN.

RICHMOND, VA 118 MILES
1 HR. 50 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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