



2120 BEAVER ROAD

LANDOVER, MARYLAND 20785

FOR
**SALE/
LEASE**

**ASK US ABOUT
INCOME
POTENTIAL!**
8,532-23,550 SF



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

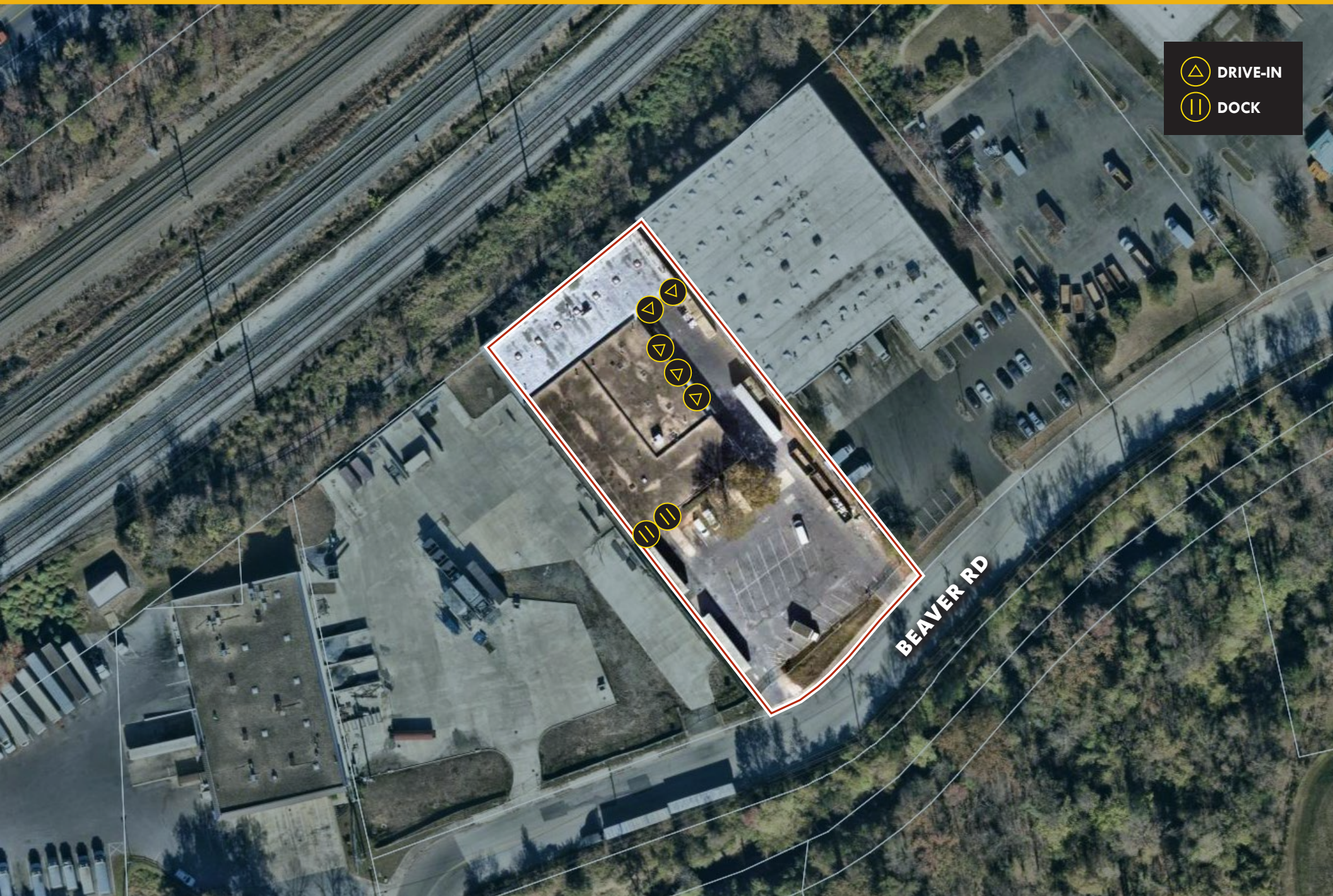
HIGHLIGHTS:

- 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
- Rear portion of the warehouse was previously leased and producing income



BUILDING SIZE:	23,550 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

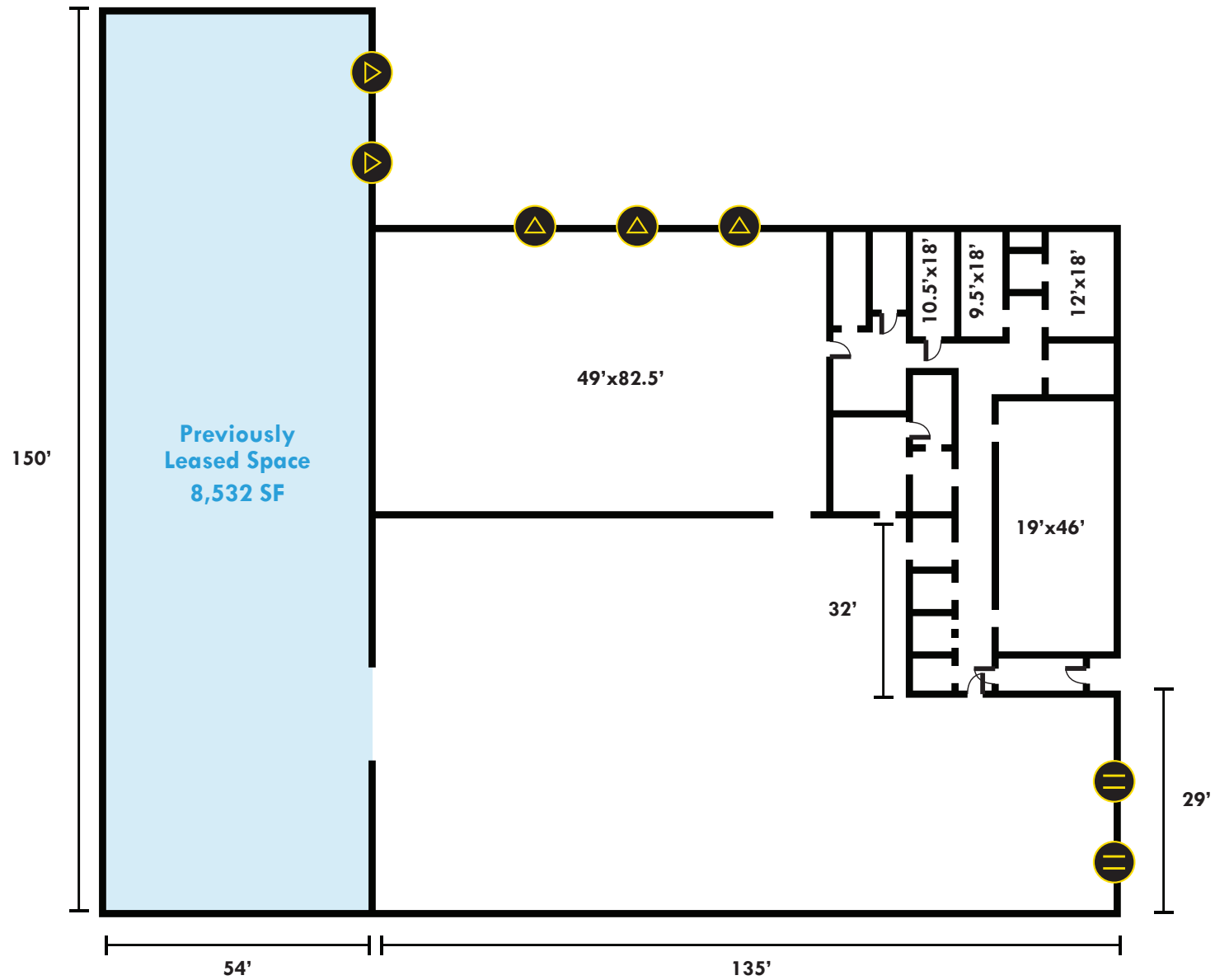
AERIAL



 DRIVE-IN

 DOCK

FLOOR PLAN



ADDITIONAL PHOTOS



INTERIOR PHOTOS



LOCAL BIRDSEYE



Maurice
Commercial Supply Company

perfect settings

Shapiro & Duncan
MECHANICAL CONTRACTORS

4WALL

Maala

Benjamin Moore

TriMark
ADAMS BURCH

WHITSONS
Culinary Group

GOLD CRUST
BAKING COMPANY, INC.

Washington Cash & Carry

PODS

BUCKHEAD
Real Estate & Services

ANCHOR

CHALLENGER
Transportation Inc.

NATIONAL ARCHIVES

WHOLE FOODS
MARKET

TAYLOR AFS

LYON
BAKERY

BEAVER RD

NATIONAL ARCHIVES

TempoGenius

amazon

WASHINGTON

SITE

V-Nine inc.

ABC
Supply Co. Inc.

SCHUSTER
CONCRETE

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.



FOR MORE INFO **CONTACT:**



OLIVER FRYER

VICE PRESIDENT

443.597.5711

OFRYER@mackenziecommercial.com



BRYAN HERR

VICE PRESIDENT

443.875.7505

BHERR@mackenziecommercial.com



PHIL GOULD

REAL ESTATE ADVISOR

443.690.6566

PGOULD@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336

410 Severn Avenue

Annapolis, MD 21403

OFFICES IN: **ANNAPOLIS, MD** BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.