

# INDUSTRIAL FOR LEASE

## BAYMEADOW INDUSTRIAL PARK

6761 Baymeadow Dr, Glen Burnie, MD 21060

Available: 6,000 - 18,000 SF

**\$2.99/SF NNN YEAR 1 ON A 5 YEAR TERM!**



### LISTING DATA

**AVAILABLE SF:** 6,000 - 18,000 SF

### PROPERTY INFORMATION

**COUNTY:** Anne Arundel

**MARKET:** Baltimore

### BUILDING DATA

**TOTAL BUILDING SF:** 54,965 SF

**YEAR BUILT:** 1986

**ZONING:** W1-B

**DOCKS:**  
(1) 8' x 10'  
(2) 12' x 15' with electric operators

**SPRINKLER:** Wet

**POWER:** Three phase - 800 amps at 480/277 volts

**CLEAR HEIGHT:** 17'

**COLUMN SPACING:** 30'd x 40'w



### PROPERTY HIGHLIGHTS

- +/- 2,400 SF of office/showroom
- Ability to air condition warehouse
- Pre-wired by Comcast for Hi Speed Business class Internet & Phone Service
- New energy efficient, LED lights in the warehouse
- Ample front & rear parking
- Gated front entrance
- Fully fenced and secured truck court
- Dedicated outside storage available
- Outside waterfront picnic area

**Kate Jordan**  
Principal  
kjordan@lee-associates.com

**Marley Welsh**  
Senior Associate  
mwelsh@lee-associates.com

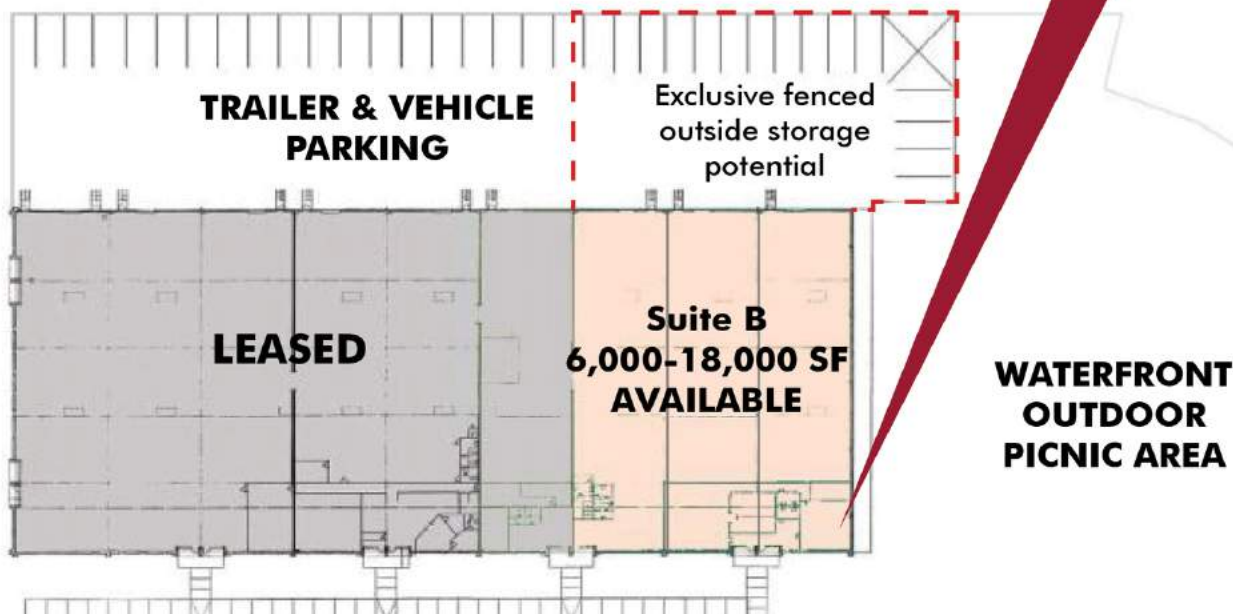
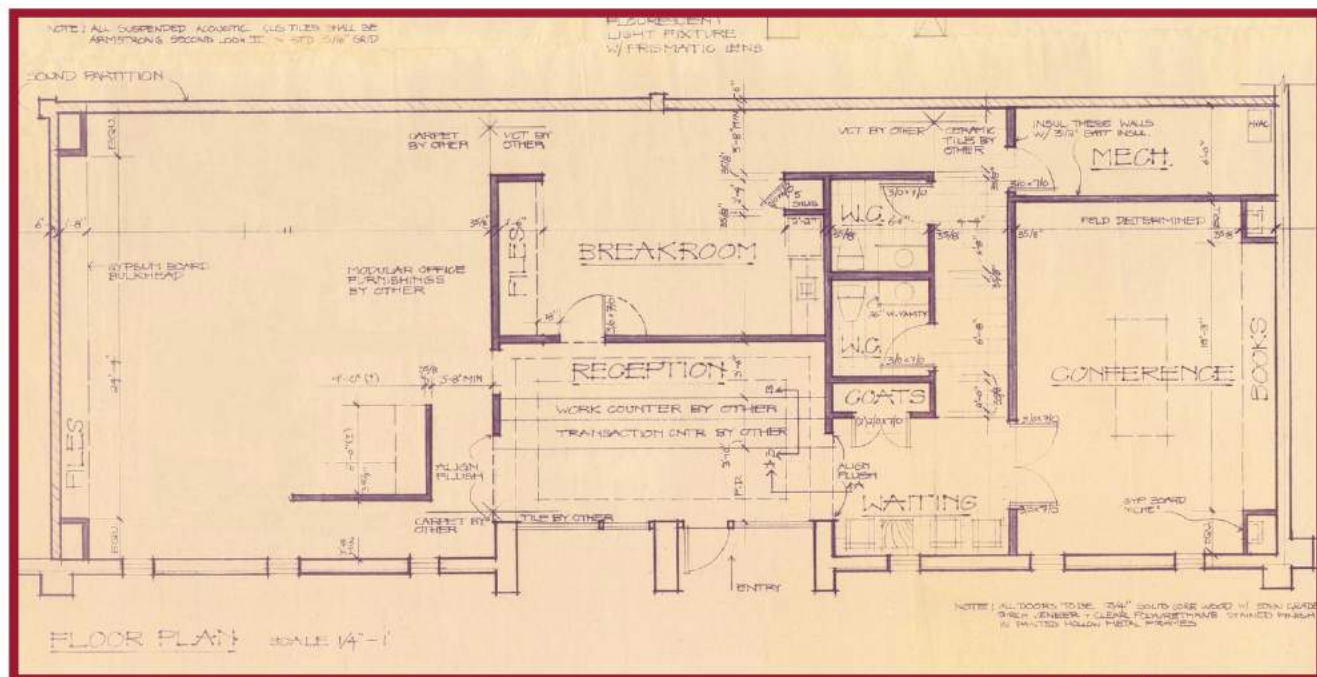
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# INDUSTRIAL FOR LEASE BAYMEADOW INDUSTRIAL PARK

6761 Baymeadow Dr, Glen Burnie, MD 21060

Available: 6,000 - 18,000 SF

## OFFICE AREA



Kate Jordan  
Principal  
kjordan@lee-associates.com

Marley Welsh  
Senior Associate  
mwelsh@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# INDUSTRIAL FOR LEASE BAYMEADOW INDUSTRIAL PARK

6761 Baymeadow Dr, Glen Burnie, MD 21060

Available: 6,000 - 18,000 SF

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**Warehouse**



**Fenced & Secure Truck Court**

**Kate Jordan**  
Principal  
[kjordan@lee-associates.com](mailto:kjordan@lee-associates.com)

**Marley Welsh**  
Senior Associate  
[mwelsh@lee-associates.com](mailto:mwelsh@lee-associates.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# INDUSTRIAL FOR LEASE

## BAYMEADOW INDUSTRIAL PARK

6761 Baymeadow Dr, Glen Burnie, MD 21060

Available: 6,000 - 18,000 SF

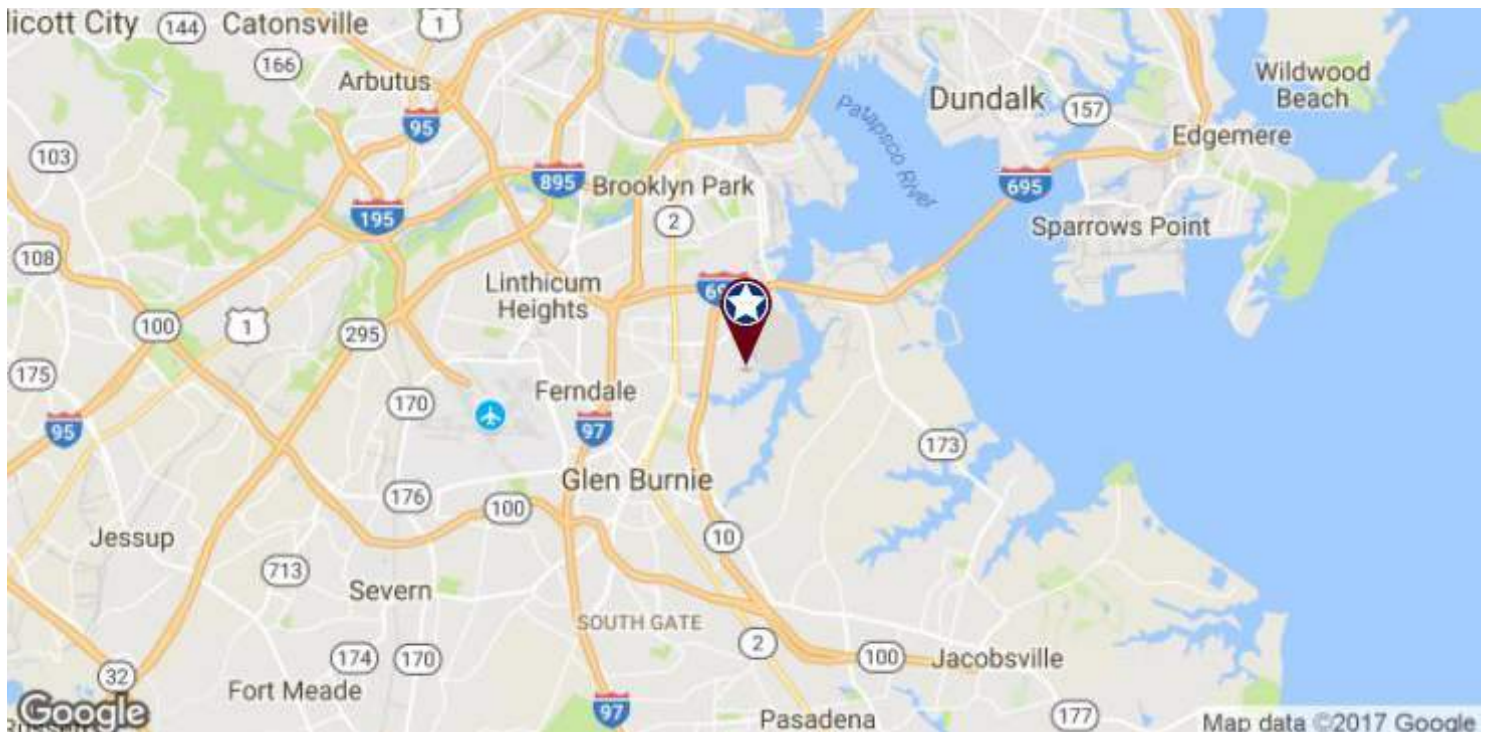
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Truck Court



Outdoor waterfront picnic area



**Kate Jordan**  
Principal  
[kjordan@lee-associates.com](mailto:kjordan@lee-associates.com)

**Marley Welsh**  
Senior Associate  
[mwelsh@lee-associates.com](mailto:mwelsh@lee-associates.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.