

# FOR LEASE

Anne Arundel County, MD

# FLEX/WAREHOUSE SPACE

244 8TH AVENUE | GLEN BURNIE, MARYLAND 21061

## AVAILABLE

8,665 sf ± total  
Office: 2,875 sf ±  
Warehouse: 5,790 sf ±

## ZONING

C-3 (Retail, Office, Warehouse, Showroom)

## CEILING HEIGHT

18' clear ±

## LOADING

16' x 18' ± drive in  
8' x 10' ± drive in  
8' x 10' ± dock door

## POWER

240/480 V 3 Phase

## RENTAL RATE

\$11.50/sf, NNN

## HIGHLIGHTS

- ▶ Back-lit- Pylon sign on 8th Avenue
- ▶ Mezzanine warehouse = 2,615 sf
- ▶ Perfect for contractor or wholesale distributor
- ▶ Air compressor in warehouse
- ▶ Metal halide and fluorescent tubing lighting
- ▶ Gas fire ceiling hung heating in warehouse



**Daniel Hudak, SIOR**

☎ 443.573.3205  
✉ dhudak@mackenziecommercial.com

**Andrew Meeder**

☎ 410.494.4881  
✉ ameede@mackenziecommercial.com

**Michael Spedden**

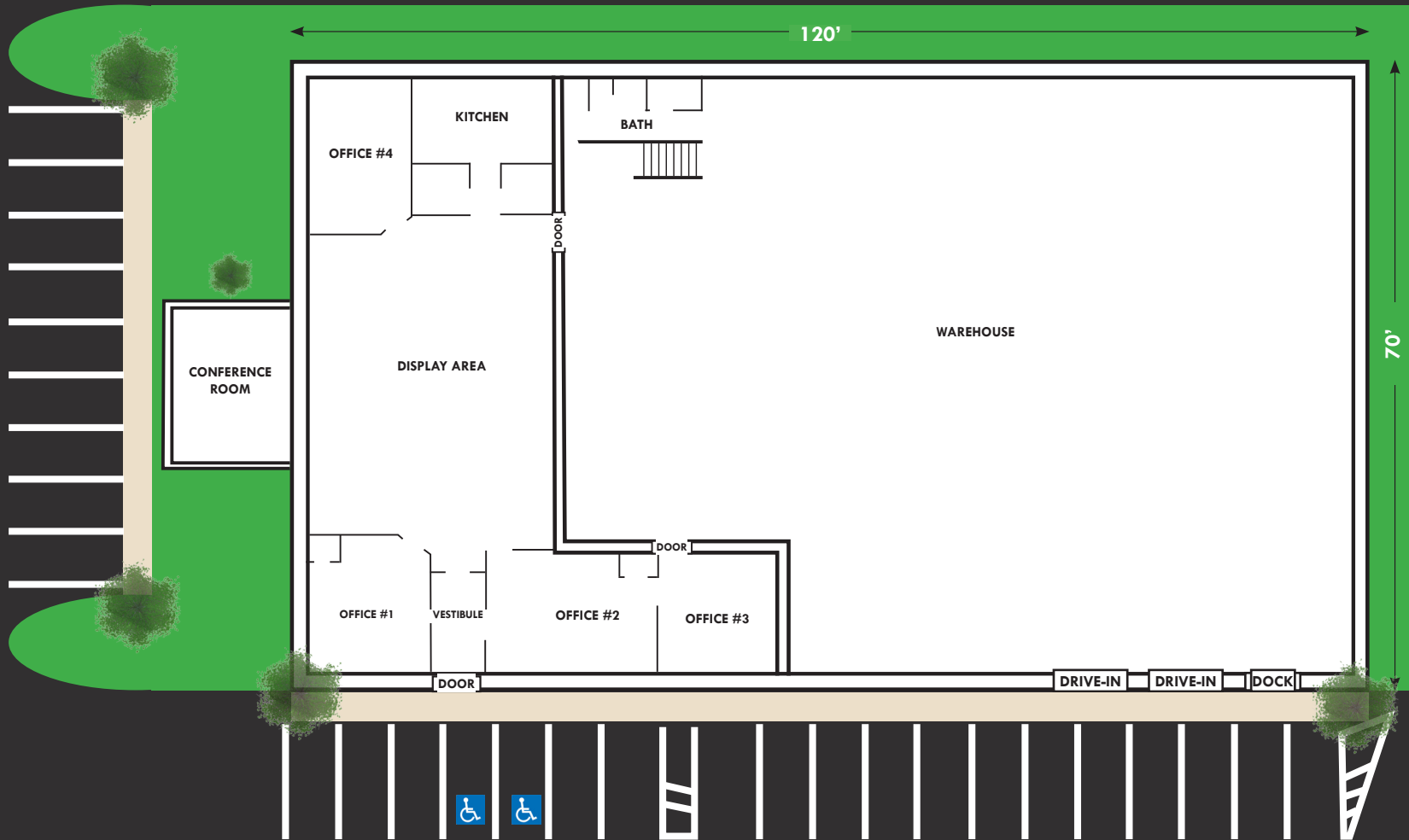
☎ 410.494.6644  
✉ mspedden@mackenziecommercial.com

# FOR LEASE

Anne Arundel County, MD

# BUILDING PLAN

244 8TH AVENUE | GLEN BURNIE, MARYLAND 21061



# FOR LEASE

Anne Arundel County, MD

# BIRDSEYE

244 8TH AVENUE | GLEN BURNIE, MARYLAND 21061



# FOR LEASE

Anne Arundel County, MD

# LOCATION

244 8TH AVENUE | GLEN BURNIE, MARYLAND 21061



**Daniel Hudak, SIOR**

☎ 443.573.3205

✉ dhudak@mackenziecommercial.com

**Andrew Meeder**

☎ 410.494.4881

✉ ameede@mackenziecommercial.com

**Michael Spedden**

☎ 410.494.6644

✉ mspedden@mackenziecommercial.com



MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • 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.