

# 4546 ANNAPOLIS ROAD

4546 Annapolis Road, Halethorpe, MD 21227  
Baltimore County



895

4.9 ACRES OF OUTDOOR STORAGE WITH DOCK-HIGH WAREHOUSE & DRIVE-IN REPAIR SHOP

ANNAPOLIS ROAD

FOR LEASE



click to WATCH  
PROPERTY VIDEO

## PROPERTY HIGHLIGHTS:

- Extremely rare property **FOR LEASE**
- Combination of truck terminal/warehouse, repair shop, office space totaling 19,905 SF situated on 4.9 acres
- 8,600 SF warehouse with 24 docks and 20' clear height
- Repair/maintenance shop with 3 overhead doors
- ±5,000 SF office space
- 4.9 acres paved
- Site is fully lit
- **Visible from 895** with access to all major Baltimore arteries including 295, I-695, I-95, Hammonds Ferry Road and Nursery Road within 2 minutes
- **Zoned BR with special exception for truck terminal and related uses**

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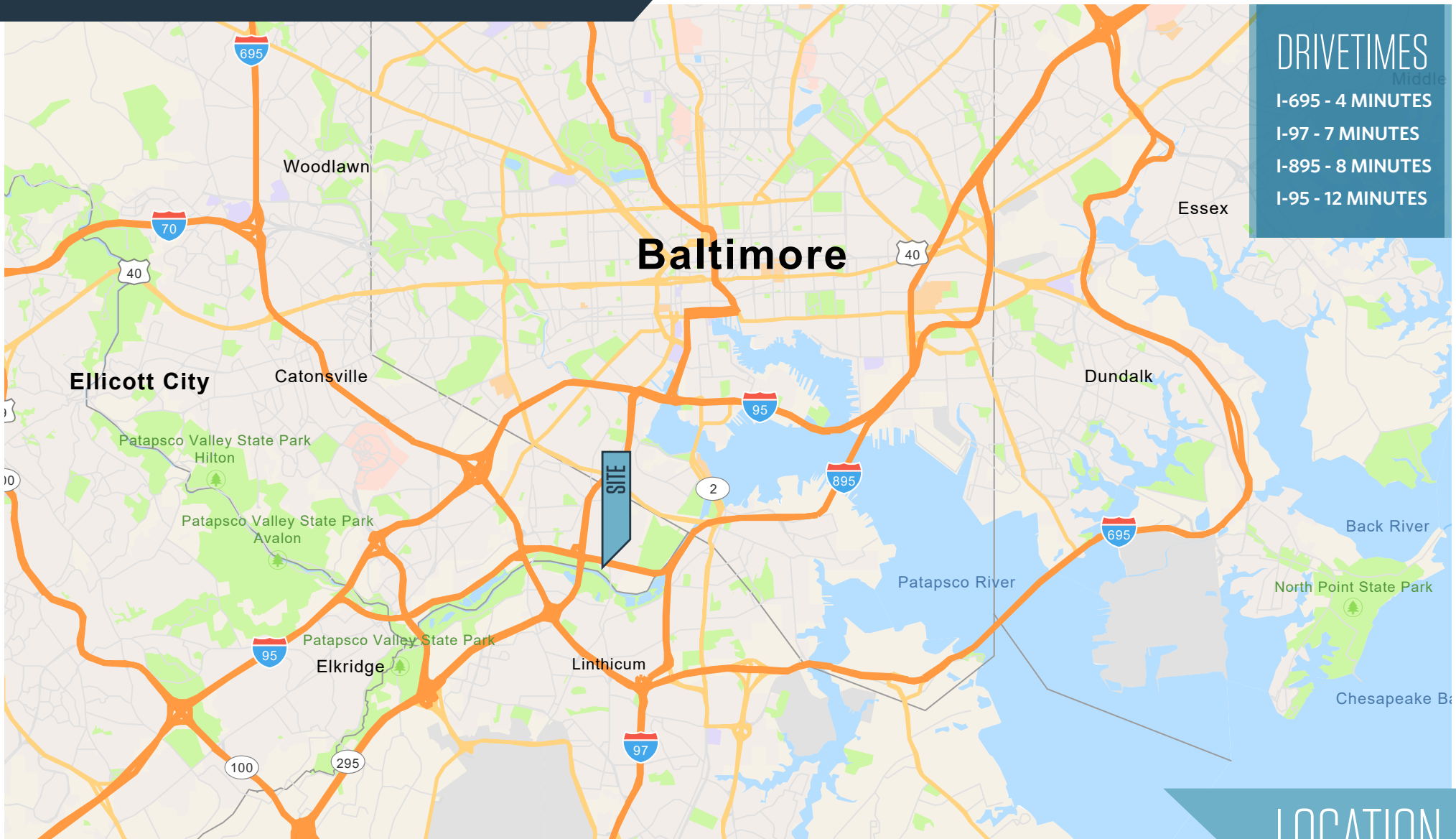
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## DRIVETIMES

- I-695 - 4 MINUTES
- I-97 - 7 MINUTES
- I-895 - 8 MINUTES
- I-95 - 12 MINUTES

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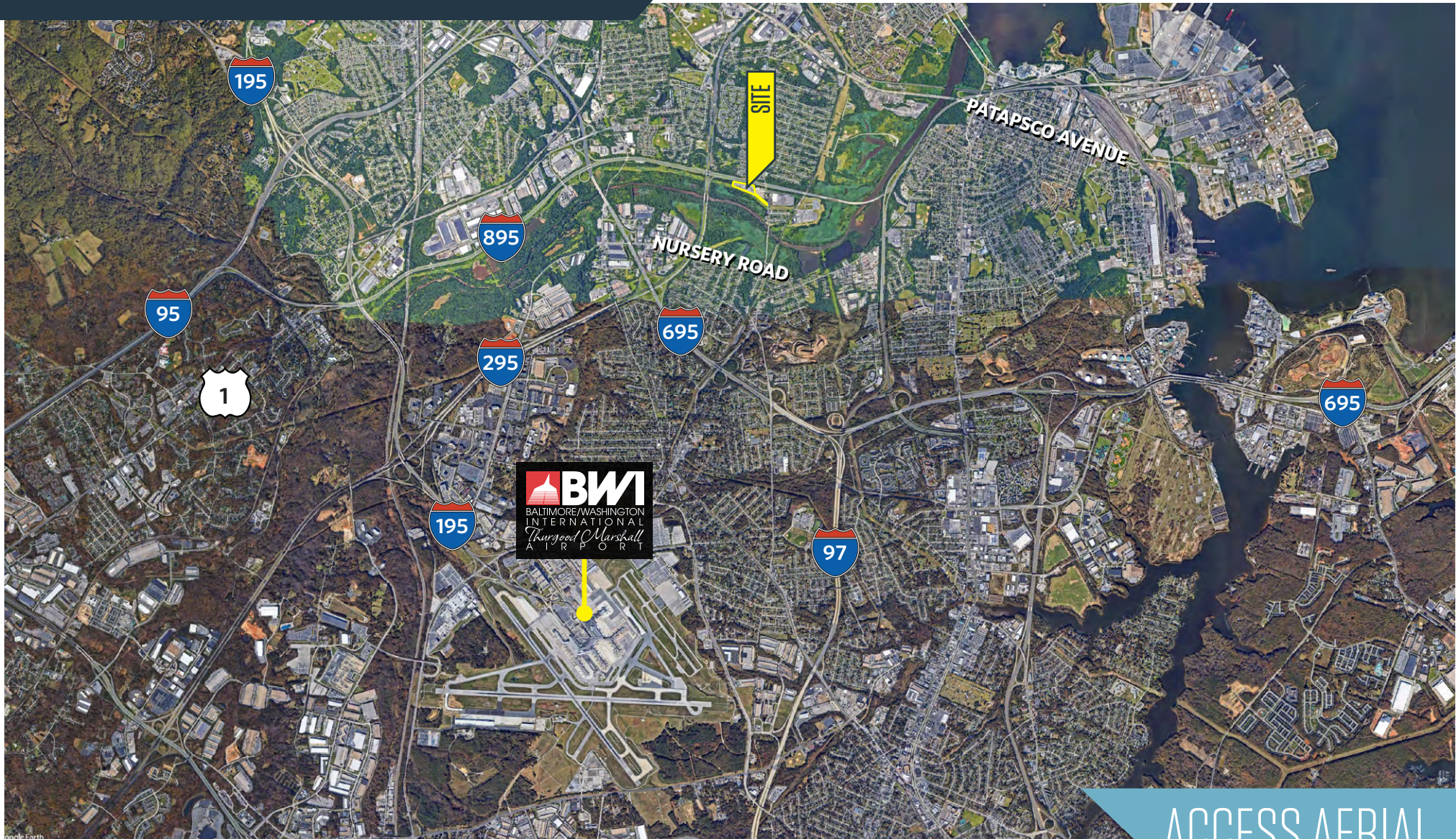
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ACCESS AERIAL

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<b>Total Size:</b>	2 buildings - +/-19,905 SF
<b>Building A:</b>	Truck Terminal/Office: +/-13,733 SF consisting of a +/-8,580 SF Truck Terminal (60' x 143') with 24 dock doors, and one & two-story office space (about 5,153 SF in total)
<b>Building B:</b>	Repair/Maintenance Building: +/-6,172 SF of vehicle repair space/storage, tool shop, and office space
<b>Lot Size:</b>	+/-4.9 acres fenced, lit, and paved
<b>Construction:</b>	Block and metal
<b>Year Built:</b>	1960's
<b>Office Area:</b>	Building A: +/-5,153 SF within Building A Building B: Minimal
<b>Loading:</b>	Building A: 24 dock doors - 21 are 8'x10', 2 are 10'x10' & 1 is 8'x9' Building B: 3 at grade drive-ins - 2 are 10' x 14' & 1 is 10' x 10'
<b>Ceiling Height:</b>	Building A: 20' in the Truck Terminal Building B: Up to 30' in main repair area

<b>Electric:</b>	3 Phase, 230V
<b>Sprinkler:</b>	None
<b>Zoning:</b>	BR and a small portion of RC-20. Special exception for Truck-Terminal use
<b>Roof:</b>	Building A: Roof replaced in 2005, polyurethane foam Building B: Roof replaced in 2010, polyurethane foam
<b>Heat and A/C:</b>	Above ground oil tanks provide heat to all buildings. Building A: Terminal has 4 ceiling hung oil heaters Office has oil fueled heat and electric run A/C Building B: 1 ceiling hung oil heater
<b>Lighting:</b>	Building A: Fluorescent lighting, T5 or T8 Building B: Fluorescent lighting
<b>Lease Rate:</b>	Negotiable
<b>RE Taxes:</b>	Estimated at \$12,300 (2021-2022 tax year)
<b>Remarks:</b>	Uses include: building material storage and sales yard, public utility yard, all outdoor storage plus full special exception for truck terminal and repair shop

## PROPERTY SPECIFICATIONS

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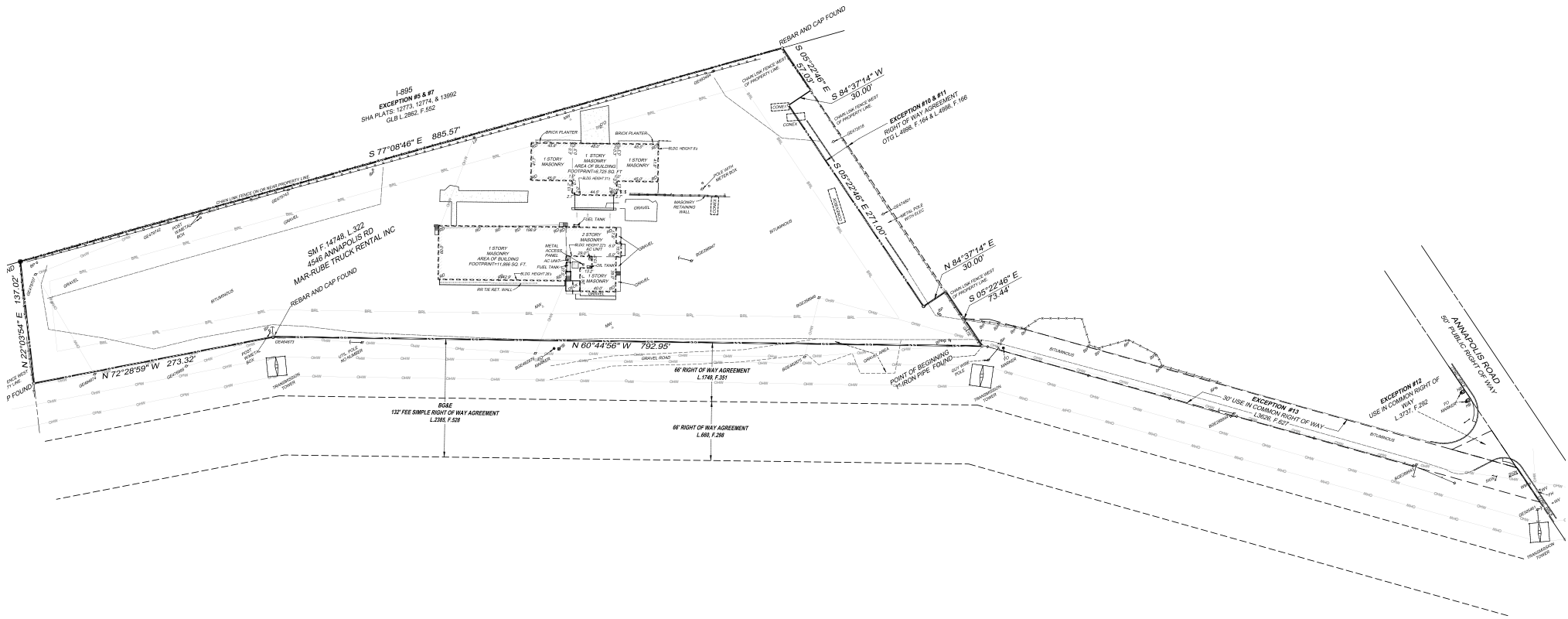
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ALTA SURVEY

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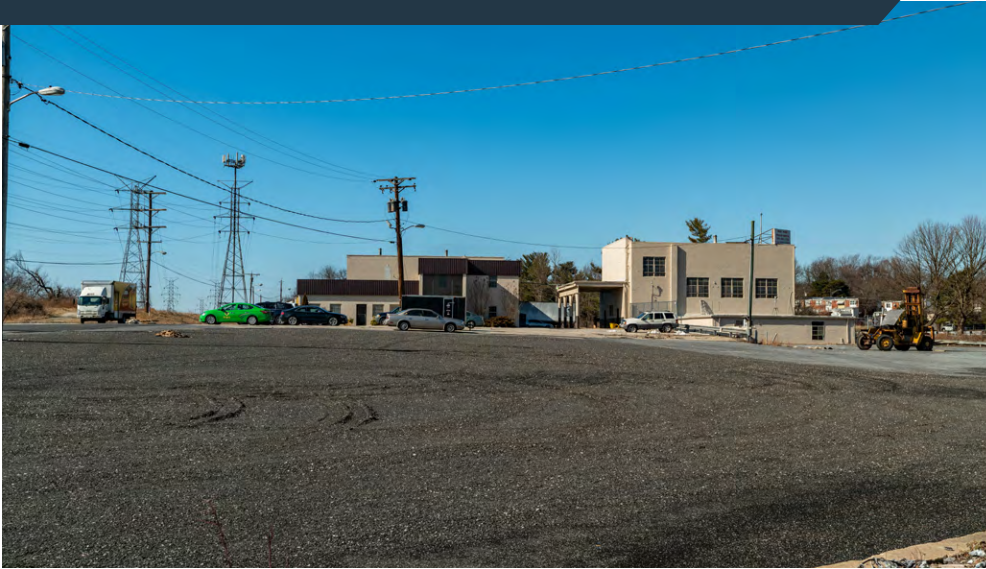
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PHOTOS

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