

WAREHOUSE OPPORTUNITY

1701 Crossroads Drive, Odenton, Maryland 21113
Anne Arundel County

**Flex/Warehouse
Opportunity**



**UNIQUE FREESTANDING
FLEX BUILDING FOR LEASE**

AVAILABILITY:

- **Full Building:** 15,150 square feet
- Variable office/warehouse layouts available
- **Rate:** Negotiable

PROPERTY HIGHLIGHTS:

- 16' clear warehouse
- Fully conditioned warehouse
- **Loading:** » Two (2) 10' x 10' dock doors
» One (1) 12' x 10' dock door
» Potential ramp
- Tractor trailer accessible
- Potential to punch-out additional dock door
- Convenient access to Route 32
- Numerous hotels, restaurants, & retail amenities nearby
- Strong, local ownership

Michael Moran
mmoran@klnb.com
443-574-1402

9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046
410-290-1110 klnb.com



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DEMOGRAPHICS | 3 MILE



POPULATION
71,194



HOUSEHOLDS
26,524



**AVERAGE
HH INCOME**
\$145,282



**MEDIAN
AGE**
36.1



**DISPOSABLE
INCOME**
\$99,689



**MEDIUM
NET WORTH**
\$275,216



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ZONING OPPORTUNITIES

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SITE & ZONING INFORMATION

Zone Code	OTC-1
Zone Name	Odenton Town Center Industrial
Zone Type	Special
Zone Sub Type	Special
Zone Guide	
Link	https://zoneomics.com/code/anne-arundel-county-unincorporated-MD
Current Use	Industrial
Year Built	2006
Jurisdiction	Odenton

PERMITTED USES

- ADULT DAY CARE
- ARCADES ARTISANS AND WORK CRAFT
- AUTO AND TRUCK DETAILING
- AUTO AND TRUCK PARTS/SUPPLY STORES
- AUTO AND TRUCK RENTAL ESTABLISHMENTS
- AUTO REPAIR FACILITIES & PAINTING FACILITIES
- AUTO SERVICE FACILITIES
- BAKERY
- BANKS
- BANQUET HALLS
- BARBERSHOPS
- BICYCLE/MOPED/SCOOTER SALES
- BUSINESS COMPLEXES
- CARPET AND VINYL STORES
- CAR WASHES
- CAR WASHES ACCESSORY TO GAS STATIONS
- CATERING
- CHILD CARE
- COMMERCIAL PARKING LOTS OR GARAGES
- COMMERCIAL RECREATIONAL FACILITIES
- COMPUTER GOODS SALES AND SERVICES
- DELICATESSENS AND SNACK BARS
- DOG DAY CARE FACILITIES AND GROOMING
- DRY CLEANING OPERATIONS & LAUNDRY ESTABLISHMENTS
- FURNITURE/APPLIANCE/CARPET SHOWROOMS
- HAIR & NAIL SALONS
- HARDWARE STORES
- GYMS AND HEALTH CLUBS
- INTERIOR DECORATING
- KENNELS
- LOCKSMITHS
- MAILING AND SHIPPING SUPPLY SERVICES
- OFFICE (PROFESSIONAL AND GENERAL)
- PERSONAL FITNESS STUDIOS
- PICTURE FRAMING
- RESTAURANTS
- RETAIL SPECIALTY STORES OR SHOPS
- SCHOOLS
- STORAGE FACILITIES
- SHOWROOMS
- STATE-LICENSED MEDICAL CLINICS
- TAVERNS
- TELECOM CENTERS
- WHOLESALE TRADE

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GENERAL SPECIFICATIONS

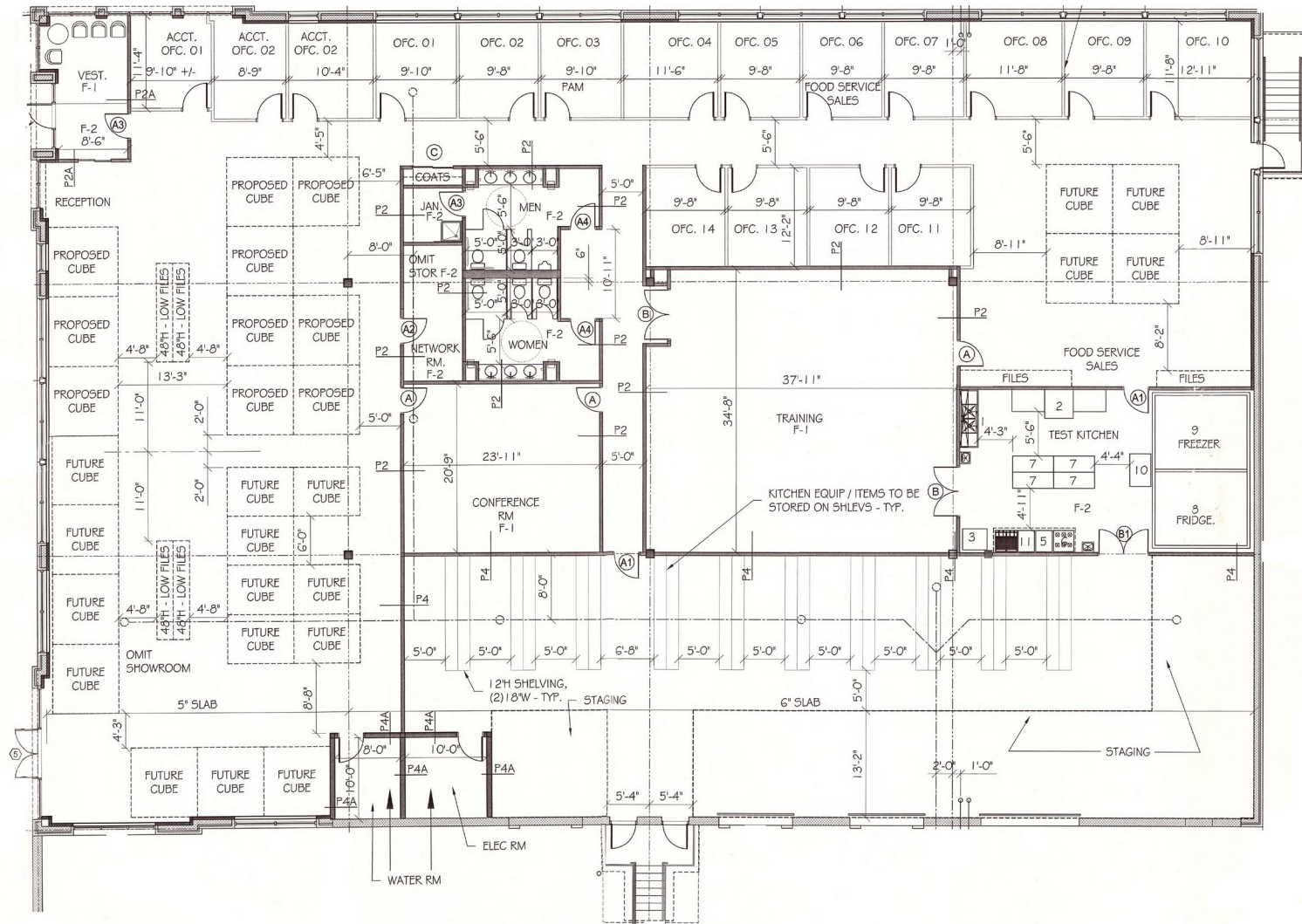
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1701 CROSSROADS DRIVE

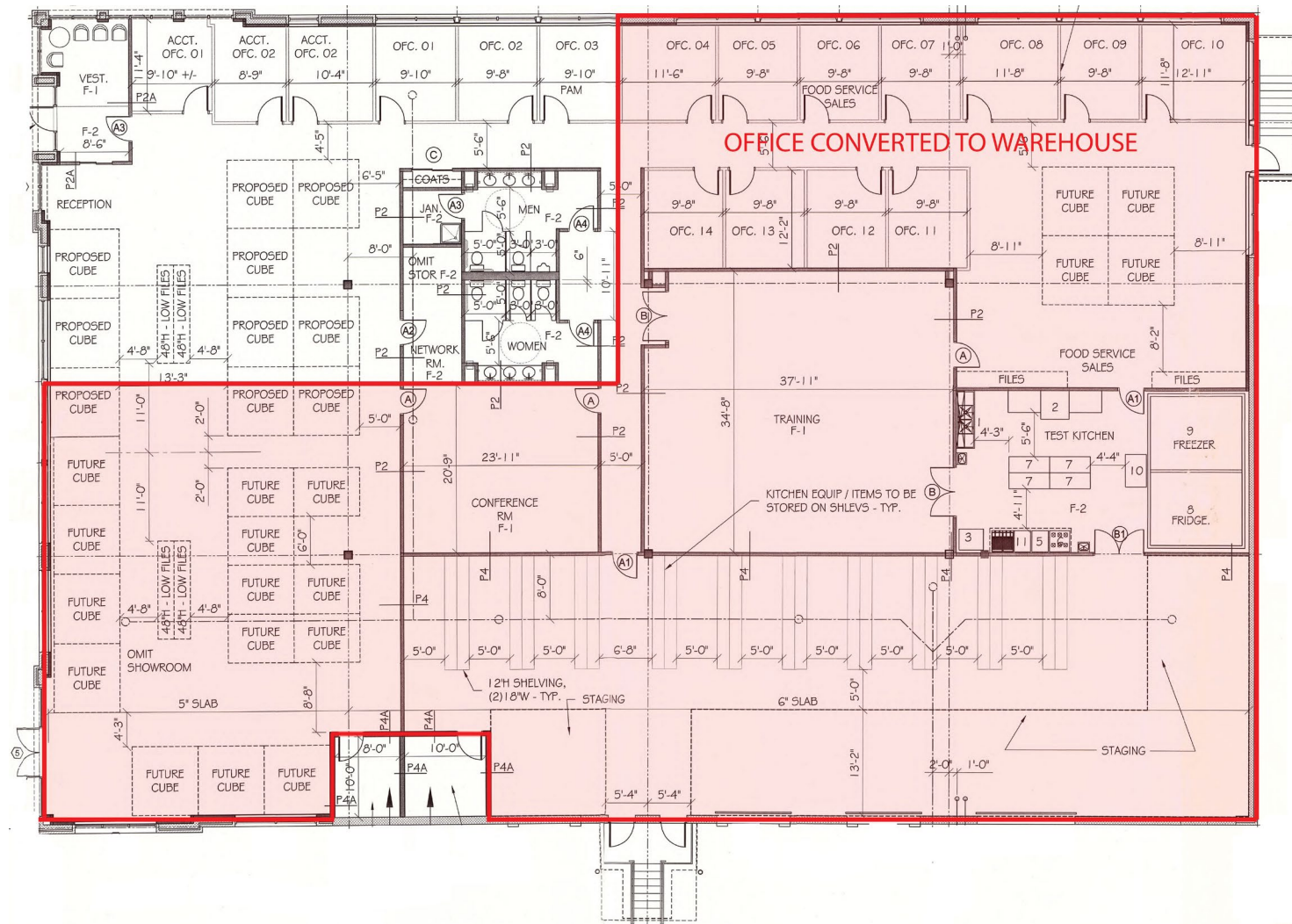
Property Address	1701 Crossroads Drive Odenton, Maryland 21113
Name	KeyImpact Headquarters Building
Construction	Frame is masonry and steel. Exterior walls are full brick along the front, one side and rear, with the remaining wall painted concrete block.
Electricity	800 amp service
Fire Protection	The entire building is wet sprinklered.
Interior Layout	Approximately 90 percent office finish with a total of 13 perimeter private offices, numerous workstations, a training room, test kitchen, kitchenette, separate server room, conference room, display area, finished warehouse space, restrooms as well as electricity and utility rooms.
Land Area	2.242 acres or 97,662 square feet
Loading	Three dock high loading doors with a punch out which would allow for a fourth dock high loading door.
Map/Parcel	Anne Arundel County Tax Map 21, Block 24, part of Parcel 619 in the Fourth Assessment District
Occupancy	100 percent
Parking	Parking for approximately 40 vehicles
Size	15,150 square feet
Stories	One Story
Submarket	Anne Arundel / BWI
Year Built/Renovated	2006
Zoning	O-IND, Odenton Town Center, Industrial District

CURRENT FLOOR PLAN

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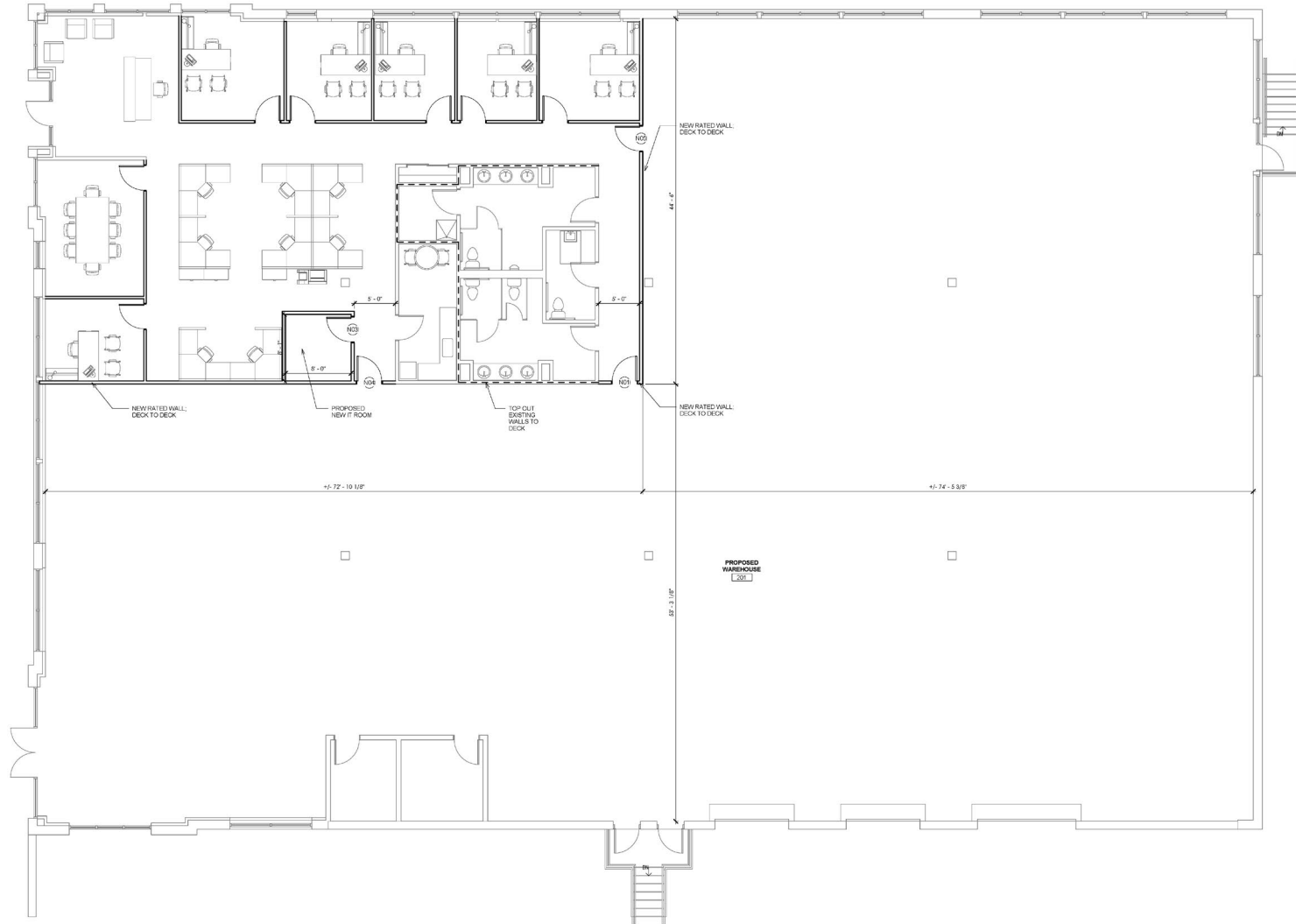


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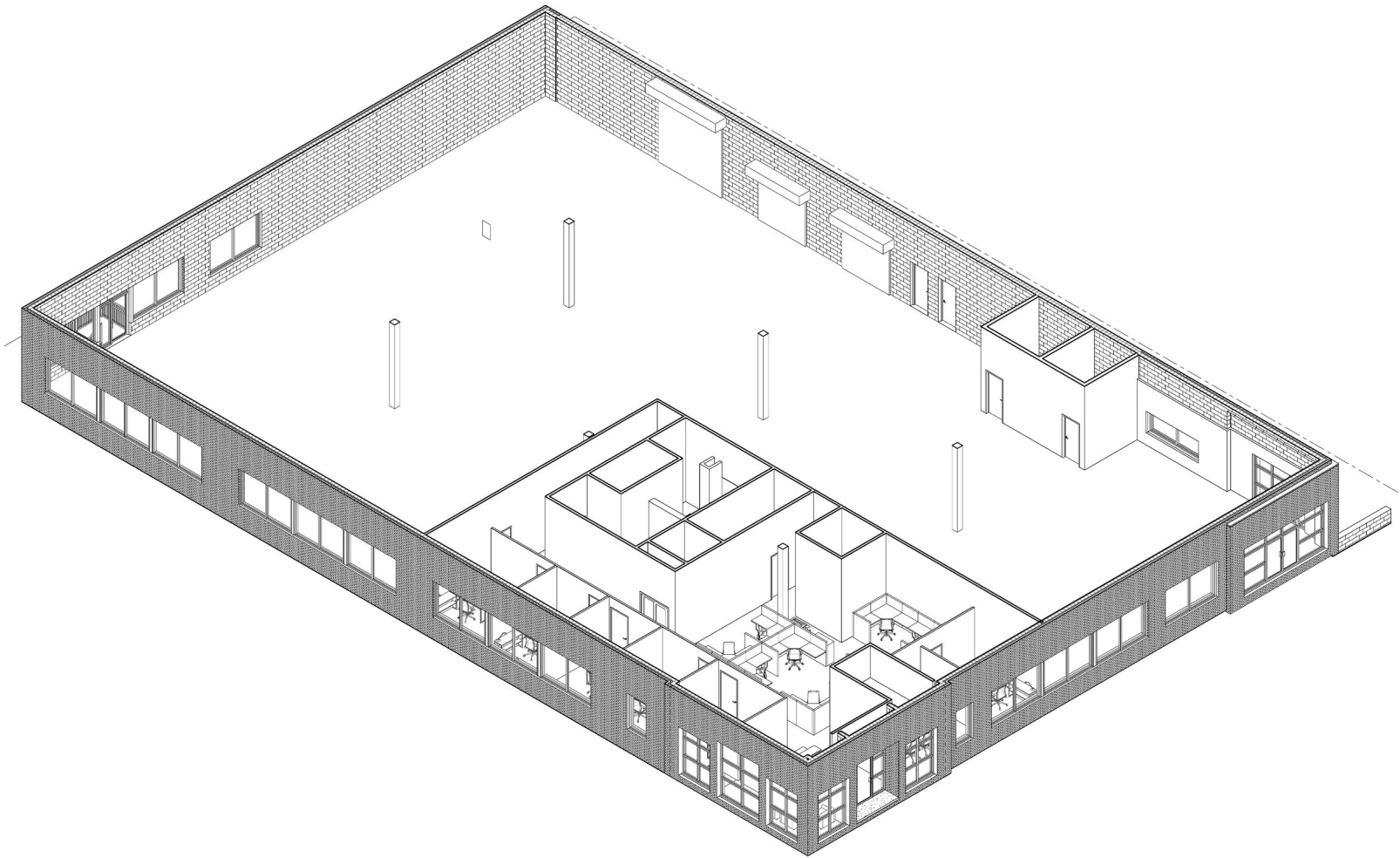
EXAMPLE FLOOR PLAN #1

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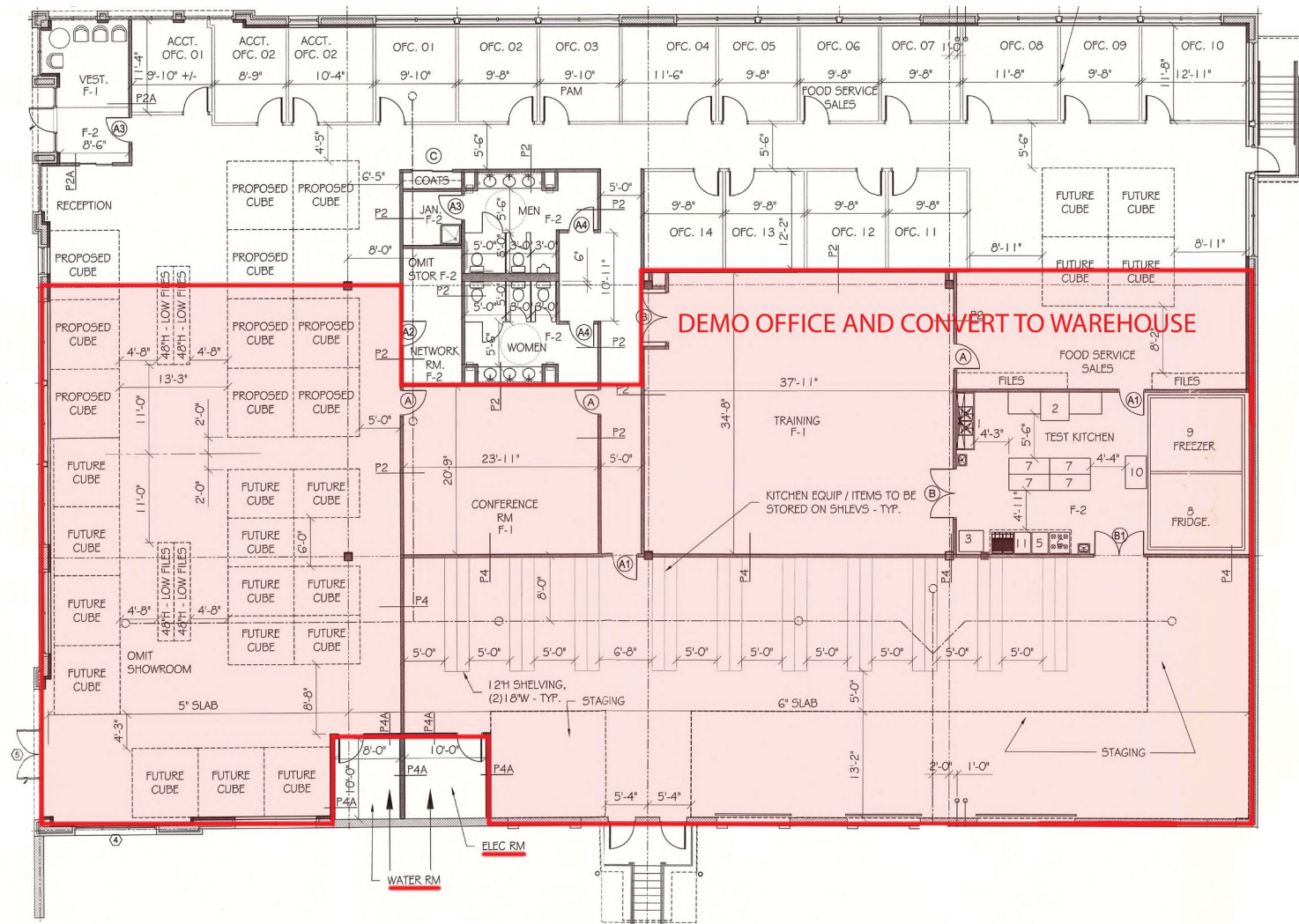


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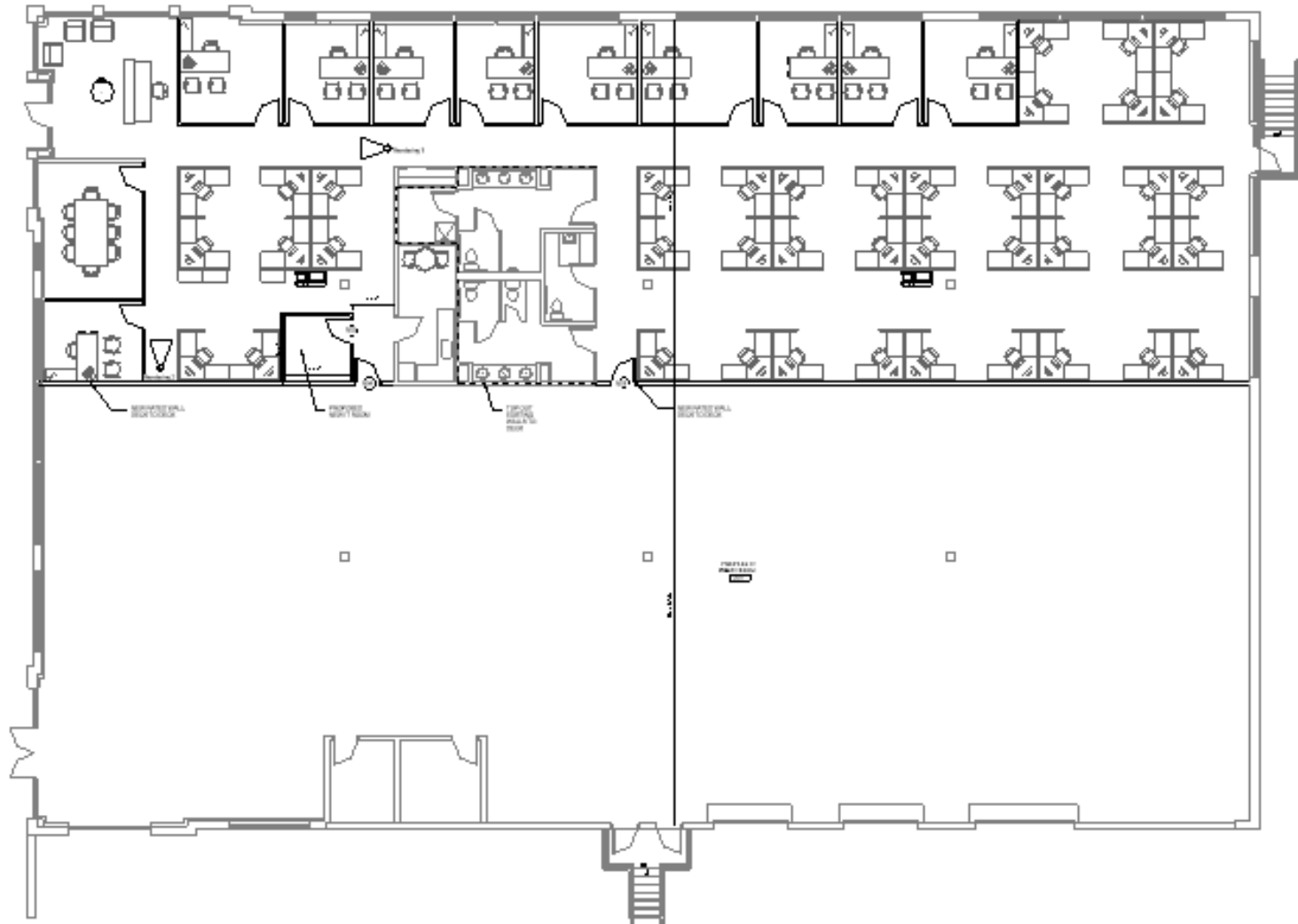


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EXAMPLE FLOOR PLAN #2

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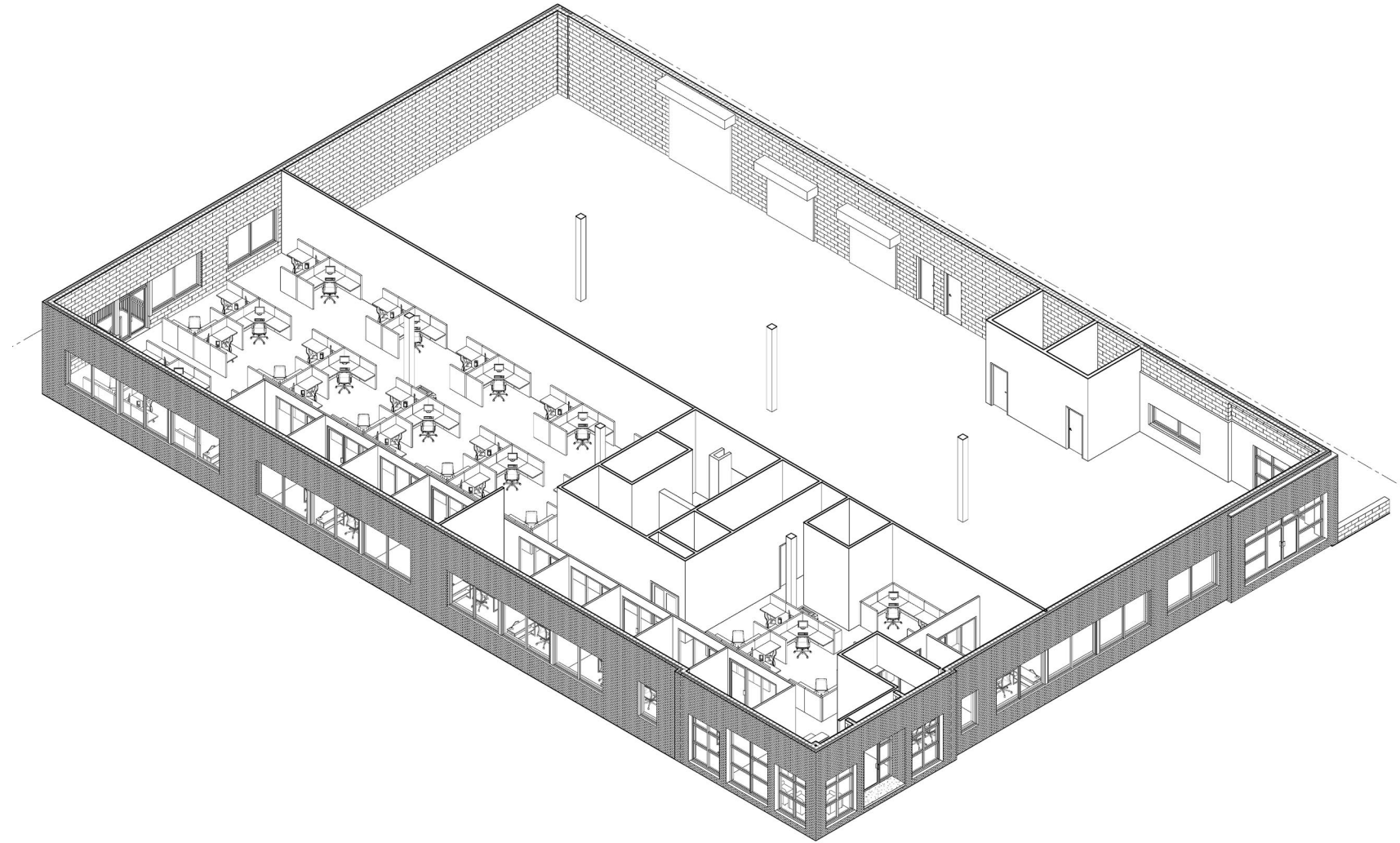
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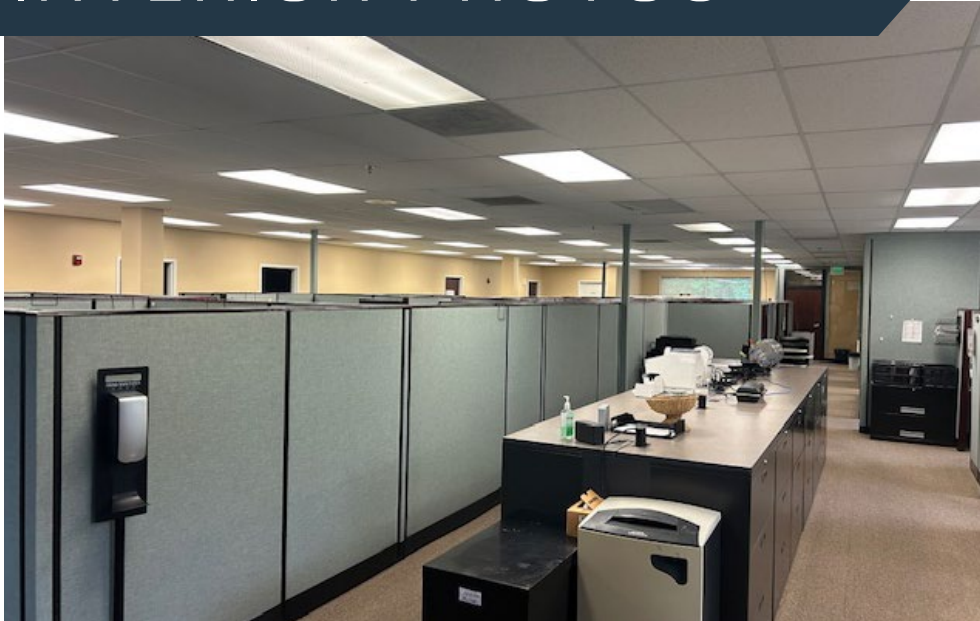
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INTERIOR PHOTOS

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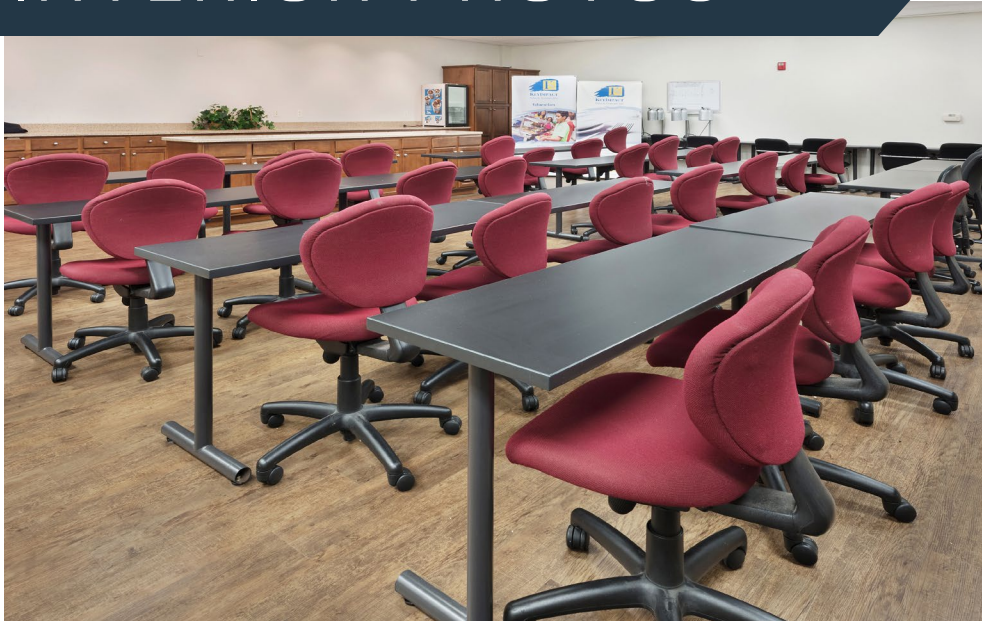
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170



AERIAL VIEW

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NEIGHBORS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Michael Moran
mmoran@klnb.com
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9881 Broken Land Parkway, Suite 300
Columbia, MD 21046

klnb.com



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