

FOR SALE

**+6,720 SF OFFICE / FLEX BUILDING ON 2.25 ACRES
FREE STANDING, SINGLE OCCUPANT BUILDING**



600 CENTRAL AVENUE EAST
EDGEWATER, MD 21037
ANNE ARUNDEL COUNTY

MICHAEL MORAN

Vice President
mmoran@klnb.com
443.574.1402

NAI klnb

KLNB.COM
in f @ @KLNB CRE

TABLE OF CONTENTS

3	OFFERING	12	POWER & SIGNAL SUGGESTED LOCATIONS
4	PROPERTY INFORMATION	13	WAREHOUSE ADDITION
5	CURRENT SITE LAYOUT	14	SDAT
6	FLOOR PLAN	15	INTERIOR PHOTOS
7	DEPT. OF ENVIRONMENT	17	DEMOGRAPHICS & LOCATION MAP
10	SEPTIC SYSTEM SITE PLAN	18	ZONING - C1
11	SEPTIC SYSTEM	26	CONFIDENTIALITY DISCLAIMER

THE OFFERING



KLNB, as an exclusive agent, is pleased to present the opportunity to acquire a unique single-story office/flex building in Edgewater, Maryland. The building has a lot of power, a fenced secure yard and an additional 1.13 acre lot next door.

600 Central Avenue East is located along Route 214 (Central Avenue). The location primarily operates as a business address hosting technical and medical equipment companies. The property is located on the north side of Route 214, sitting a few hundred meters between the intersections of Hillmeade Road and Loch Haven Road. It features a wheelchair-accessible entrance and dedicated parking lot spaces.

The Property is an established low-rise commercial building primarily structured for light industrial, specialized technical services, and professional office space.

-  **Building Layout:** The structure is designed to support high-tech businesses like Trittech Inc., requiring a layout that combines front-office administrative spaces with heavy-duty, climate-controlled laboratory instrument repair and refurbishment zones.
-  **Site Features:** The property includes an attached, open-surface parking lot directly facing Route 214 (Central Avenue), built to accommodate staff, field engineering vehicles, and client deliveries. It features direct driveway access out onto the main roadway and incorporates modern accessibility features, including a wheelchair-accessible entrance.
-  **Zoning Jurisdiction:** Under Anne Arundel County Property Records, the site is situated in a commercial corridor catering to automotive services, medical suites, corporate business offices, and small-scale trade facilities.
-  **The Local Business Corridor:** The immediate stretch of Central Avenue East features a mix of neighborhood businesses, professional offices (such as the neighboring 619 and 620 Central Ave developments), marine service facilities, and local automotive hubs like Whip's Automotive Geography & Water.
-  **Proximity:** Edgewater is heavily defined by its proximity to the Chesapeake Bay. The building is positioned on a peninsula flanked by the South River to the north and the Rhode River to the south. The immediate area features several high-density residential maritime neighborhoods and public marinas.
-  **Accessibility:** Route 214 acts as the primary East-West artery. Traveling west connects drivers directly to Route 2 (Solomons Island Road), the major commercial shopping district featuring the Village at South River Colony, and provides an open commute straight to Annapolis or up toward I-695/Route 50. Traveling east dead-ends into regional waterfront parks like Beverly Triton Nature Park and Mayo Beach Park.

OFFERS SUBMITTED TO:

MICHAEL MORAN

Vice President

mmoran@klnb.com

443.574.1402

PROPERTY INFORMATION

PROPERTY DETAILS

Building Size	+/- 6,720 SF
Land Area	+/- 2.25 Acres
Zoning **	C1
Type	Single-Story Office Warehouse/ Manufacturing Area
Parking	40 Parking Spaces
Roof	Installed 2022 with 20 Year Warranty
Sprinklered	No

** Current owner has a non-conforming use (NCU) utilizing the former W-2 property zoning. Case Numbr 2002-0332-N.

FEATURES

Utilities	Public water & sewer
HVAC	100% Air-Conditioned; 4 RTU's
Loading	One (1) Drive-In Door for Loading Areas
Power:	Three (3) Separate Services; Two (2) 400 Amp Services, Three (3) Phase; One (1) 200 Amp Panel

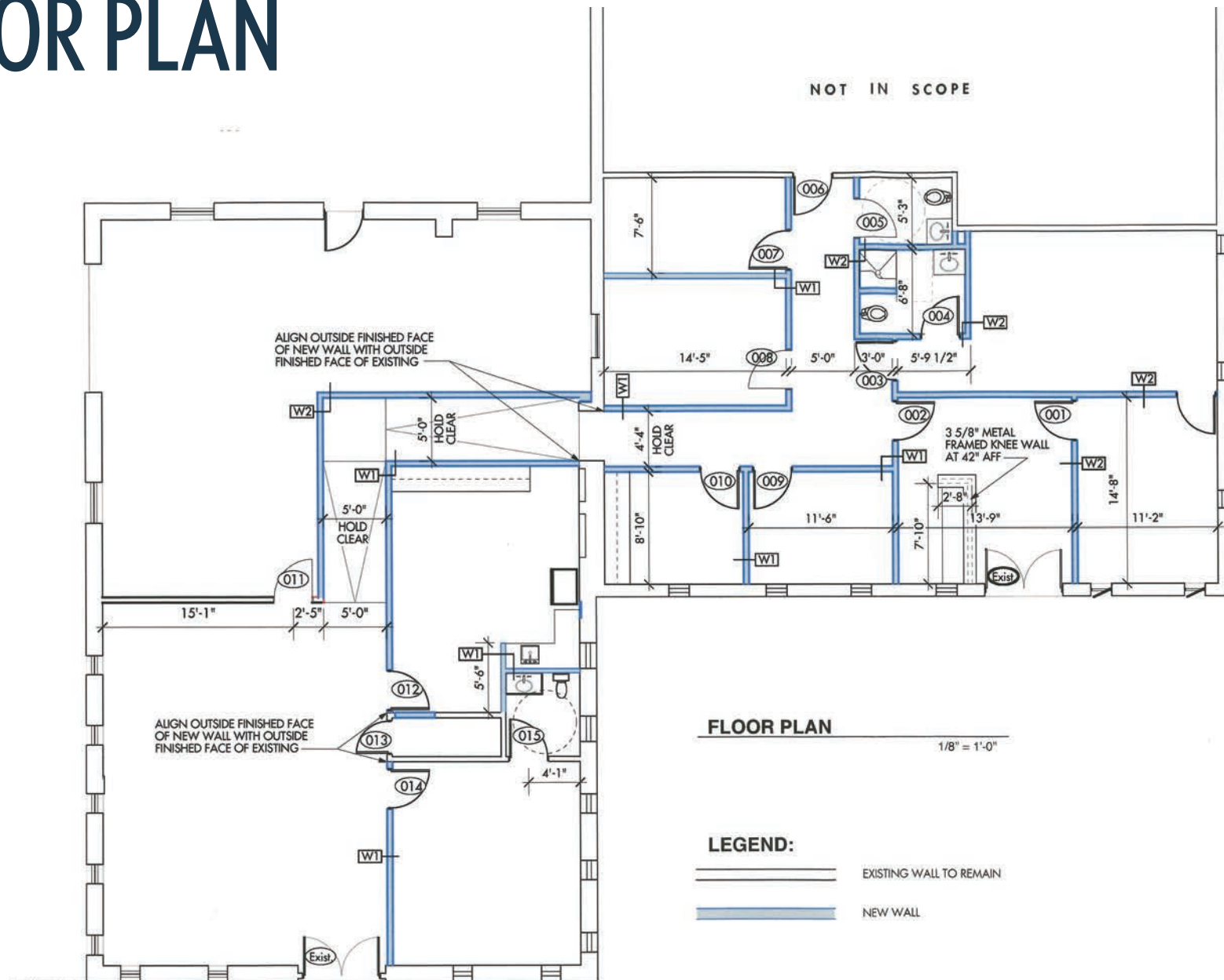
DISTANCES

Route 2	.5 Miles
Route 50	6 Miles
I-495	23 Miles

CURRENT SITE LAYOUT



FLOOR PLAN



DEPARTMENT OF THE ENVIRONMENT



P.O. Box 286, Westminster, Maryland 21158
(410) 876-0764

April 9, 2003

Mr. Mark Circo
2014 Renard Court
Suite 1
Annapolis, MD 21401

**RE: Underground Storage Tank (UST) Closure
600 Mayo Road, Mayo, MD**

Dear Mr. Circo:

This is the Closure Report for the UST removed at 600 Mayo Road, Mayo, MD 21037. You are required by Maryland regulations (see attached) to keep this report on site at 600 Mayo Road for five years or, if this is not practical, send a copy to the Maryland Department of the Environment.

The following information is required:

Tank Size; 550 gallons

Location of the tank on the property; The tank was located in the grassy area of the property, between the main building and the paved parking lot. See the attached sketch.

Date of Closure; 4 April 2003

Method of closure; Removal

Name of contractor who performed the work; AEG Environmental, Inc.

A receipt of documentation of proper disposal of the UST; This is that documentation. The tank was rendered unusable at the site by cutting a large hole in it. The tank was brought back to AEG's facility, cut into pieces, then combined with other scrap metal and disposed as scrap metal.

There was no oil-contaminated soil to be disposed.

This tank has been properly closed. An on-site assessment was done by the Maryland Department of the Environment. (See the attached) No further remediation is required.

Please call me with any questions.

Very truly yours,
AEG Environmental, Inc.

Timothy P. Kline,
Field Services Manager

Spill Control • Remediation • Hazardous Disposal

TIM KLINE

Department of the Environment

CODE OF MARYLAND REGULATIONS
26.10

Oil Pollution and Tank Management



2500 Broening Highway
Baltimore, Maryland 21224

February, 1999

DEPARTMENT OF THE ENVIRONMENT *(CONTINUED)*

26.10.10.04

ENVIRONMENT

(1) Owners and operators shall determine if there is evidence of a release where contamination would most likely be present at the UST site;

(2) In selecting sample types, sample locations, and measurement methods, owners and operators shall consider:

- (a) The method of closure,
- (b) The nature of the stored substance,
- (c) The type of backfill,
- (d) The depth to ground water, and
- (e) Other factors appropriate for identifying the presence of a release.

B. The requirements of §A of this regulation are satisfied if one of the external release detection methods allowed in COMAR 26.10.05 is operating in accordance with the requirements in that chapter at the time of closure, and indicates no release has occurred.

C. If contaminated soils, contaminated ground water, or free product as liquid or vapor is discovered under §A or B of this regulation or by any other manner, owners and operators shall begin corrective action in accordance with COMAR 26.10.09.

.04 Applicability to Previously Closed UST Systems.

When directed by the Department, the owner and operator of an UST system permanently closed before December 22, 1988, shall assess the closure site and close the UST system in accordance with Regulation .03 of this chapter if the UST system or releases from the UST may, in the judgment of the Department, pose a current or potential threat to human health or the environment.

.05 Closure Records.

A. Owners and operators shall maintain records in accordance with COMAR 26.10.04.05 that demonstrate compliance with closure requirements under this chapter.

B. The results of the assessment required in Regulation .03 of this chapter shall be maintained for at least 5 years after completion of permanent closure or change-in-service in one of the following ways:

- (1) By the owners and operators who took the UST system out of service;

OIL POLLUTION AND TANK MANAGEMENT

26.10.10.05

- (2) By the current owners and operators of the UST system site; or

- (3) By mailing these records to the Department if they cannot be maintained at the closed facility.

C. Records which document temporary and permanent closure of underground storage systems shall be kept and made available for reasonable inspection by the Department at the facility or at a location designated by the owner or operator, and shall contain the following information:

- (1) Tank size;
- (2) Location of the tank on the property;
- (3) Date of closure;
- (4) Method or methods used for closure of the system;
- (5) The name of the contractors who performed the work;
- (6) A receipt documenting proper disposal of the UST system; and
- (7) A receipt documenting proper disposal of removed oil-contaminated soils.

Administrative History

Effective date: February 4, 1991 (18:2 Md. R. 151)

Chapter revised effective November 4, 1996 (23:22 Md. R. 1498)

Regulation .01D amended effective June 29, 1998 (25:13 Md. R. 997)

Regulation .02F amended effective June 29, 1998 (25:13 Md. R. 997)

DEPARTMENT OF THE ENVIRONMENT (CONTINUED)

TANK REMOVAL/ABANDONMENT

State of Maryland
Department of the Environment
Waste Management Administration
2500 Broening Highway, Baltimore, Maryland 21224
(410) 631-3442

Date: ____/____/____
Time In: ____:____
Time Out: ____:____
Facility #: ____
Case #: ____
☒ OPEN ☐ CLOSE
INITIAL FOLLOW-UP

Site Name: Fluer Holdings Property
Address: 600 Mayo Rd - Mayo

1a. 1 Tank(s) removed 1b. ____ Tank(s) abandoned in-place

2. Number of USTs remaining on-site
3. Has an environmental assessment been completed? YES ☐ NO ☒
4. Has piping been properly abandoned? YES ☒ NO ☐ UNKNOWN ☐
5. Has all liquid been removed from tank(s)? YES ☒ NO ☐
6. Have tank(s) been purged of explosive or combustible vapors? YES ☒ NO ☐

Tank #	Type of Product	Age (yrs.)	Size	Type of Tank	Perforations		Type of Piping	Disposal Site
					Tank (Y/N)	Piping (Y/N)		
1	#2 fuel oil	25r	550	Steel	Y	-	Copper	Montgomery 5/2/91

7. Is groundwater contaminated? YES ☐ NO ☒ NOT DETECTABLE AT THIS TIME ☐

8. Is soil contaminated? YES ☐ TYPE OF PRODUCT _____ NO ☒ NOT DETECTABLE AT THIS TIME ☐

8a. Were contaminated soils removed? YES ☐ (Complete Contaminated Soil Removal form) NO ☐ (Describe in item 11)

9. ACTIONS REQUIRED IMMEDIATELY OF THE OWNER BY THIS ADMINISTRATION:

☐ STOP OPERATIONS ☐ PUMP OUT LIQUID ☐ CONTAIN AND CLEANUP SPILL

☐ OTHER: _____

10. ACTION REQUIRED WITHIN ____ DAYS OF THE OWNER BY THIS ADMINISTRATION:

☐ ALL TANK REMOVAL/ABANDONMENT DOCUMENTATION INCLUDING:

- ☐ PROPERLY ABANDON PIPING IN COMPLIANCE WITH COMAR _____
☐ MONITORING WELL(S) REQUIRED IN LOCATION(S) DESCRIBED IN ITEM 11
☐ COMPLETE AN ENVIRONMENTAL ASSESSMENT IN COMPLIANCE WITH COMAR _____ (submit two copies)
☐ AMEND REGISTRATION FORM ☐ REGISTRATION FORM PROVIDED TO CONTACT PERSON

☐ OTHER: _____

11. Comments: ADDITIONAL COMMENTS PAGE? ☐ YES ☒ NO

Groundwater present in the excavation had no visual
indications of fuel product. The tank has been
out of service for about 5 years. No further action
required on above site

12. Has inspector completed: Site Sketch? ☐ YES ☒ NO Site Photographs? ☐ YES ☒ NO

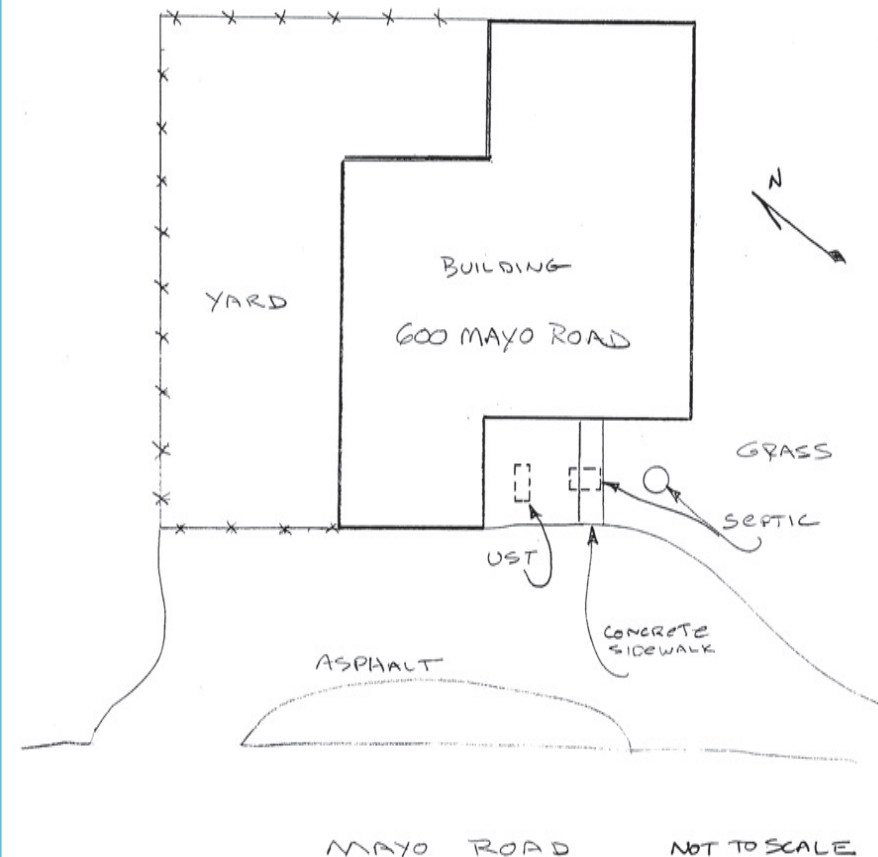
13. Were tanks labeled? ☐ YES (describe in item 11) ☒ NO

14. Is follow-up required by this Administration? YES ☐ NO ☒

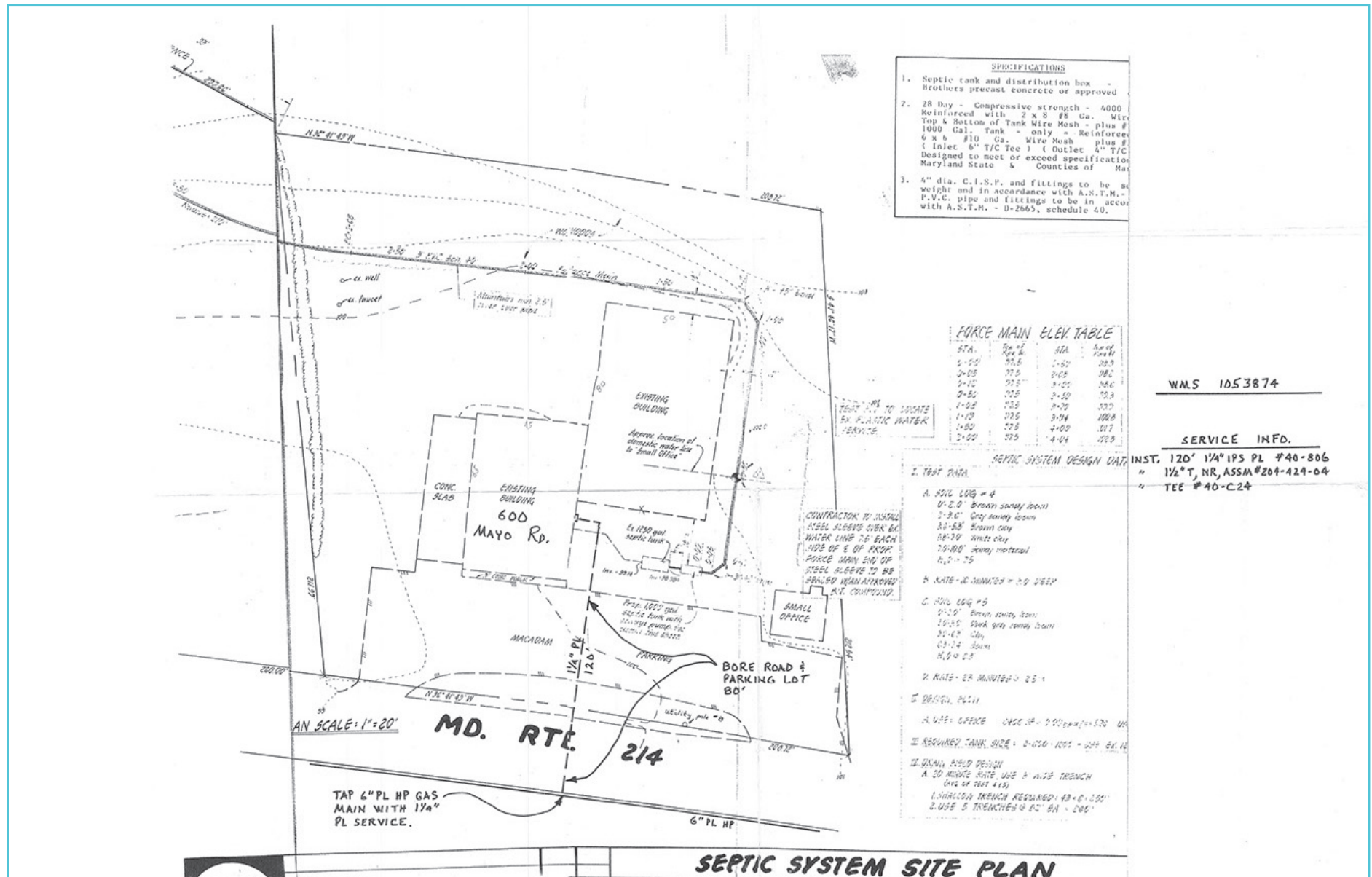
Inspector's name (printed) and signature: Thick Nguyen

Contact person's name (printed) and signature: Tom Timkline

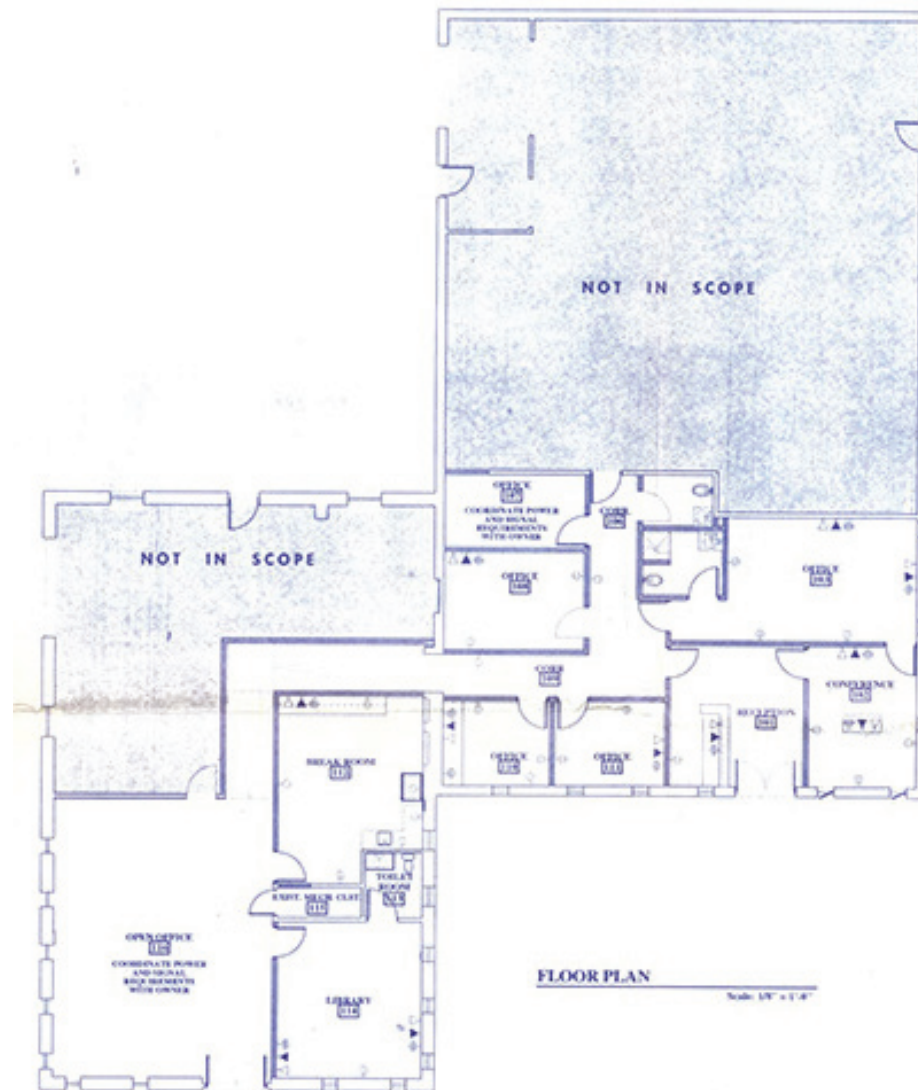
Contractor's name (printed) and signature: MDIC 2002-966



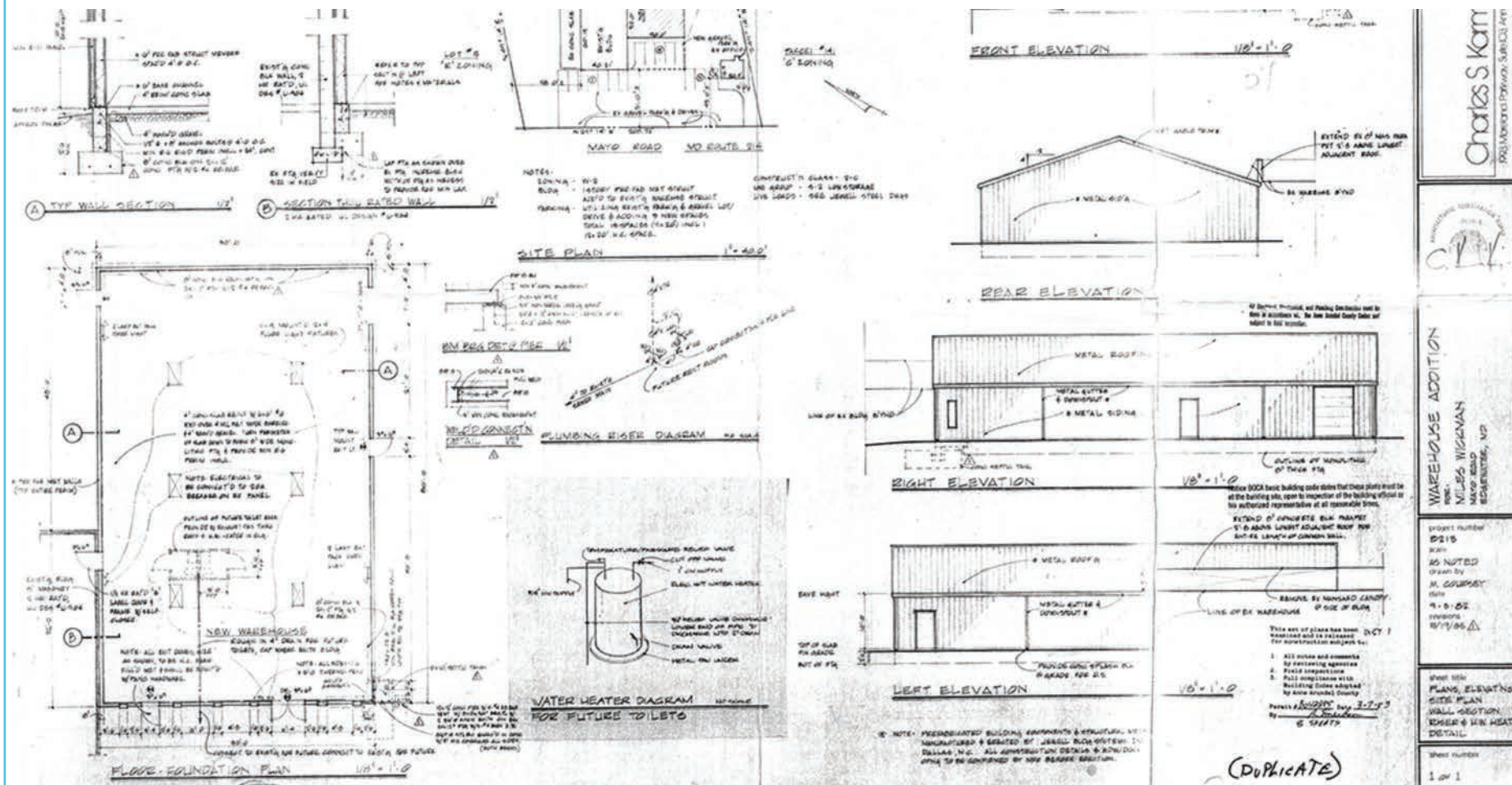
SEPTIC SYSTEM SITE PLAN



[illegible]



WAREHOUSE ADDITION



SDAT

Real Property Data Search ()
Search Result for ANNE ARUNDEL COUNTY

Search Tax Maps		No Ground Rent Redemption on File		No Ground Rent Registration on File					
Special Tax Recapture: None									
Account Number:		District - 01 Subdivision - 000 Account Identifier - 05286058							
Owner Information									
Owner Name:		BURP 'N TERP LLC		Use:	COMMERCIAL				
Mailing Address:		C/O TRITECH FIELD ENGINEERING 600 CENTRAL AVE E EDGEWATER MD 21037-3434		Principal Residence:	NO				
				Deed Reference:	/12924/ 00576				
Location & Structure Information									
Premises Address:		MAYO RD EDGEWATER 21037-0000		Legal Description:	1 ACRE MAYO RD EDGEWATER				
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0060	0002	0336	31100.02	000				2024	Plat Ref:
Town: None									
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
		6,720 SF				1.0000 AC			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		Pending Permit
		OFFICE BUILDING	/	C3					None
Value Information									
		Base Value	Value	Phase-in Assessments					
			As of	As of	As of				
			01/01/2024	07/01/2025	07/01/2026				
Land:		400,000	400,000						
Improvements		385,700	458,500						
Total:		785,700	858,500	834,233	858,500				
Preferential Land:		0	0						
Transfer Information									
Seller: FLEUR HOLDINGS		Date: 04/30/2003		Price: \$475,000					
Type: ARMS LENGTH MULTIPLE		Deed1: /12924/ 00576		Deed2:					
Seller: WICKMAN, MILES S		Date: 03/12/2001		Price: \$150,740					
Type: ARMS LENGTH MULTIPLE		Deed1: /10233/ 00672		Deed2:					
Seller:		Date:		Price:					
Type:		Deed1:		Deed2:					
Exemption Information									
Partial Exempt Assessments:		Class	07/01/2025		07/01/2026				
County:		000	0.00						
State:		000	0.00						
Municipal:		000	0.00 0.00		0.00 0.00				
Special Tax Recapture: None									
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application									
Date:									

INTERIOR PHOTOS



LAB AREA



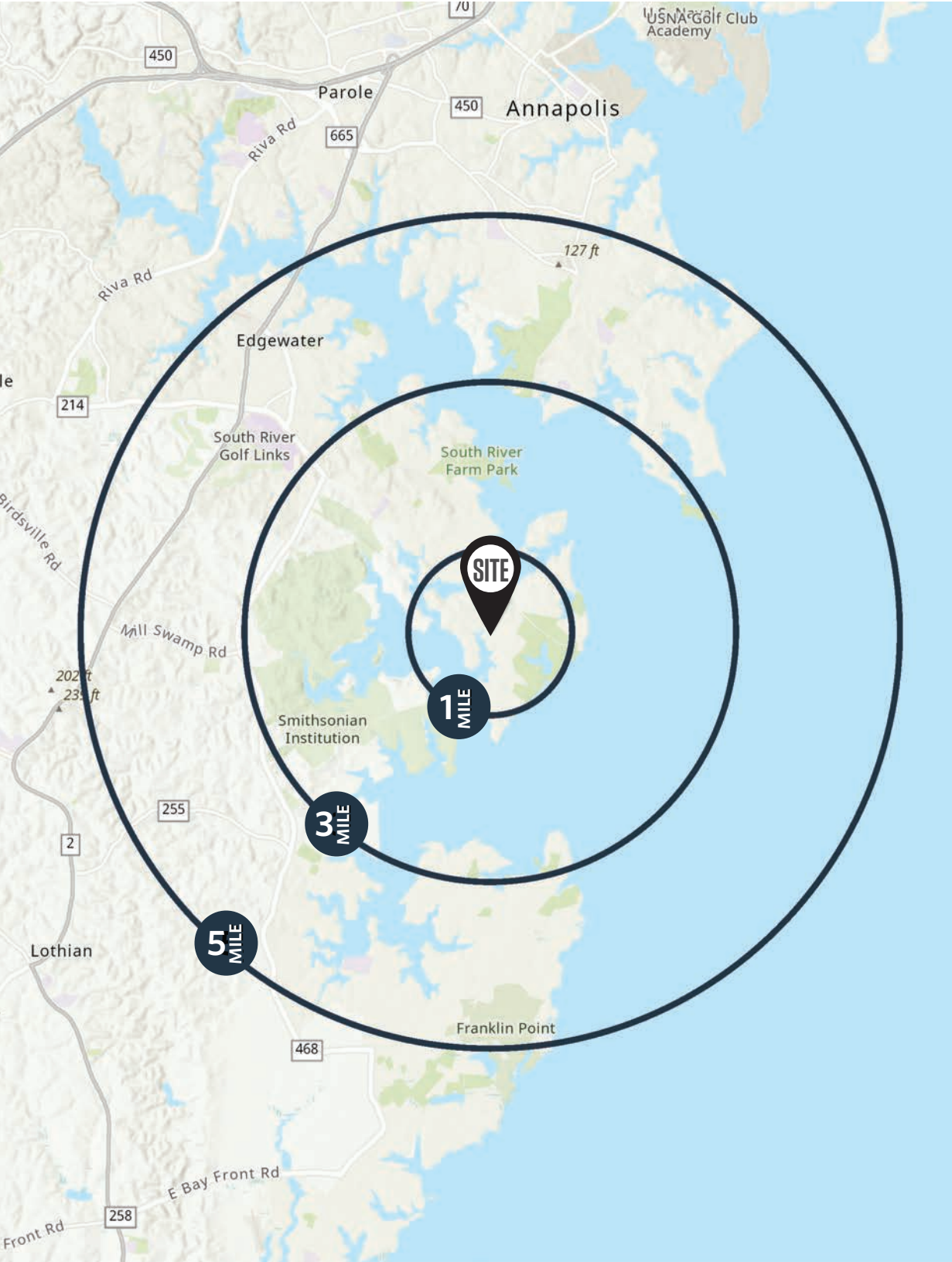
ASSEMBLY AREA



KITCHEN

INTERIOR PHOTOS *(CONTINUED)*





2025 SITE

Radius	1 mi	3 mi	5 mi
 Population	3,171	10,300	46,800
 Households	1,187	3,857	18,200
 Median Household Income	\$171,000	\$165,000	\$146,000
 Median Age	44.3	43.8	42.6
 Median Net Worth	\$1.51M	\$1.39M	\$927,000

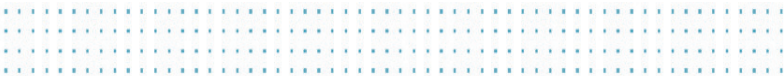
ZONING



ZONING BRIEF

600 Central Avenue East, Edgewater,
MD, USA

Prepared On
7-21-2026



kl**nb**.com



1. Site And Zoning Information

Zone Code	C1
Zone Name	Local Commercial
Zone Type	Commercial
Zone Sub Type	Retail Commercial
Zone Guide	The purpose of C-1 zone is to provide adult day care centers, arcades located at least 1000 feet from an existing dwelling with a maximum floor area of 3000 square feet, bakery or donut shops, banks, barbershops, bicycle, motor scooter, moped sales and service without outside storage, business complexes, child care centers, Christmas tree sales, civic facilities, community centers, libraries and museums, clubs, private and service, nonprofit and charitable organizations, commercial telecommunication facilities that are antennas attached to a structure if the antenna does not exceed 15 feet in height above the structure, commercial telecommunication facilities for testing purposes or emergency services for a period not exceeding 30 days if the facility is a monopole not exceeding 100 feet in height, computer goods, sales and services, construction or sales trailers, temporary, in an approved development actively under

ZONING (CONTINUED)

klnb

construction, convenience stores, gift shops and newsstands, cultural centers and exhibits, delicatessens and snack bars, dog day care facilities, dog grooming parlors, dry cleaning and laundry establishments including pick up stations, package plants and coin operated facilities, limited to establishments with less than 4000 square feet of floor area, dwelling unit, apartment, as an accessory use provided the entrance is separate from the commercial use, farming, grocery stores with a maximum of 25000 square feet, hair and nail salons, hardware stores, health clubs, spas and gymnasiums with a maximum of 2500 square feet, locksmiths, mailing and shipping services, meat, seafood and poultry markets, medical or dental stores and laboratories including assembly of component parts, fabrication and repair services, offices, professional and general, opticians and optometrically establishments, outside storage, accessory to permitted uses, limited to 15 percent of the allowed lot coverage, parking garages or lots, private parks, personal fitness studios, pets, livestock, or fowl, pharmacies, photography studios, commercial piers, produce markets, public utility essential services, religious facilities, restaurants, retail specialty stores or shops for retail sales including antique stores, art supplies, bookstore, candy, cards, clocks, clothing, consignments, electronics, fabrics, flowers, gifts, hobbies, housewares, roadside vendors, schools, public charter and

klnb

schools, private includes academic, arts, business, technical or trade, small engine repair if all work is done inside a building and there is no outside storage, staging areas for county capital projects, tailor shops, tanning salons, taverns, telecommuting centers, travel agencies, veterinary clinics if overnight stays are limited to those necessary for medical treatment, without outside runs or pens, video sales and rental establishments with less than 1500 square feet of floor area, volunteer fire stations

Link	https://www.zoneomics.com/code/anne-arundel-county-unincorporated-MD
Current Use	N/A
Year Built	N/A
Jurisdiction	Anne Arundel County Unincorporated

ZONING (CONTINUED)

klnb

2. Permitted Uses

As Of Right

- Adult day care centers
- Arcades located at least 1000 feet from an existing dwelling with a maximum floor area of 3000 square feet
- Bakery or donut shops
- Banks
- Barbershops
- Bicycle motor scooter moped sales and service without outside storage
- Business complexes
- Child care centers
- Christmas tree sales
- Civic facilities community centers libraries and museums
- Clubs private and service nonprofit and charitable organizations
- Commercial piers
- Commercial telecommunication facilities for testing purposes or emergency services for a period not exceeding 30 days if the facility is a monopole not exceeding 100 feet in height
- Commercial telecommunication facilities that are antennas attached to a structure if the antenna does not exceed 15 feet in height above the structure
- Computer goods sales and services
- Construction or sales trailers temporary in an approved development actively under construction
- Convenience stores gift shops and newsstands
- Cultural centers and exhibits
- Delicatessens and snack bars
- Dog day care facilities
- Dog grooming parlors

klnb

- Dry cleaning and laundry establishments including pick up stations package plants and coin operated facilities limited to establishments with less than 4000 square feet of floor area
- Dwelling unit apartment as an accessory use provided the entrance is separate from the commercial use
- Farming
- Grocery stores with a maximum of 25000 square feet
- Hair cosmetic facial hair and nail salons
- Hardware stores
- Health clubs spas and gymnasiums with a maximum of 2500 square feet
- Locksmiths
- Mailing and shipping services
- Meat seafood and poultry markets
- Medical or dental stores and laboratories including assembly of component parts fabrication and repair services
- Offices professional and general
- Opticians and optometrically establishments
- Outside storage accessory to permitted uses limited to 15 percent of the allowed lot coverage
- Parking garages or lots
- Personal fitness studios
- Pets livestock or fowl
- Pharmacies
- Photography studios
- Private parks
- Produce markets
- Public utility essential services
- Religious facilities
- Restaurants

ZONING (CONTINUED)

klnb

- Retail specialty stores or shops for retail sales including antique stores art supplies bookstore candy cards clocks clothing consignments electronics fabrics flowers gifts hobbies housewares
- Roadside vendors
- Schools public charter and schools private includes academic arts business technical or trade
- Small engine repair if all work is done inside a building and there is no outside storage
- Staging areas for county capital projects
- Tailor shops
- Tanning salons
- Taverns
- Telecommuting centers
- Travel agencies
- Veterinary clinics if overnight stays are limited to those necessary for medical treatment without outside runs or pens
- Video sales and rental establishments with less than 1500 square feet of floor area
- Volunteer fire stations

Special Uses

- Automobile gasoline stations
- One small wind energy system or meteorological tower on a lot less than three acres
- Plasma centers
- Public utility uses

klnb

Conditional Uses

- Alcoholic beverage uses as accessory to other uses
- Carwashes
- Commercial telecommunication facilities permanently located on the ground
- Fourplex dwellings
- Home occupations
- Housing for elderly of moderate means
- Licensed premises of a licensed dispensary of medical cannabis
- Multifamily dwellings
- Multiplex dwellings
- Package goods stores
- Retail sale of liquefied petroleum gases if accessory to and on the same lot as an allowed use
- Small wind energy systems or meteorological towers on a lot of at least three acres
- Solar energy systems accessory
- State licensed medical clinics
- Temporary carnivals circuses and fairs
- Townhouses dwellings
- Triplex dwellings

Prohibited

- Adult bookstores
- Adult independent dwelling units
- Adult movie theaters
- Amusement parks
- Animal hospitals and veterinary clinics
- Animal hospitals with non medical overnight stays and veterinary clinics with non medical overnight stays
- Appliance sales and service facilities
- Arcades
- Assisted living facilities

ZONING (CONTINUED)

klNb

- Auction establishments
- Automobile and truck detailing shops
- Automobile and truck dismantling and recycling facilities
- Automobile and truck parts supply stores and tire stores
- Automobile and truck rental establishments
- Automobile and truck repair and painting facilities
- Automobile and truck towing storage yard temporary storage not to exceed 90 days
- Automobile service facilities providing oil change lubrication and related services
- Automobile towing facilities in conjunction with automobile gasoline service stations
- Automobile truck and recreational vehicle sales
- Banquet halls
- Bicycle motor scooter and moped sales and service facilities
- Billiard and pool halls
- Boat showroom or sales facilities
- Brac mixed use development
- Building material storage including sales and yards
- Bulk storage for agricultural products
- Bus terminals
- Business complexes with auxiliary uses
- Carpet and vinyl flooring stores
- Carpet cleaning establishments
- Catering establishments
- Coffee roasters
- Commercial bingo
- Commercial equipment sales repair and storage
- Commercial kennels
- Commercial recreational facilities including miniature golf driving ranges tennis racquet and handball barns or courts
- Conference centers
- Contractor and construction shops and yards
- Craft brewery

klNb

- Dance halls
- Data storage center
- Department stores
- Dry cleaning operations and laundry establishments including pick up stations package plants and coin operated facilities
- Dwelling caretaker or resident manager not to exceed 1500 square feet of floor area
- Electric vehicle towing and storage facilities temporary storage not to exceed 90 days
- Funeral establishments on a collector or arterial road
- Funeral establishments on a local road
- Furniture appliance and carpet stores and showrooms
- Furniture refinishing establishments
- Greenhouses and garden centers
- Grocery stores
- Grocery stores with a maximum of 35000 square feet
- Gunsmiths and ammunition sales facilities
- Health clubs spas gymnasiums
- Heliports
- Home centers and building supply stores
- Hospice facilities
- Hospitals
- Hotels and motels
- Indoor flea markets
- Indoor or outdoor rifle pistol skeet and archery ranges
- Indoor rifle pistol skeet and archery ranges
- Indoor swimming pool and spa sales
- Interior decorating establishments
- Janitorial supply stores
- Licensed grower of medical cannabis
- Licensed processor of medical cannabis
- Limited distillery
- Linen supply establishments

ZONING (CONTINUED)

klnb

- Live performances theaters
- Machine shops welders sheet metal shops and custom woodworking shops including the assembling of component parts
- Marine service facilities
- Marine supply stores
- Motorcycle repair and sales facilities
- Movie theaters
- Moving or storage establishments
- Musical instruments services and instruction
- Nightclubs and comedy clubs
- Nursing homes
- Outdoor flea markets
- Outside storage accessory to permitted uses located in a side or rear yard limited to 50 percent of the allowed lot coverage
- Outside storage as a principal use
- Pawnshops
- Planned unit developments
- Printing and publishing establishments
- Psychic tarot card and palm reading and fortune telling establishments
- Radio television or industrial testing towers
- Rental establishments
- Scientific research establishments
- Self service storage facilities
- Showrooms and sales of specialty building products
- Sign shops including painting and fabrication
- Storage multilevel watercraft rack not exceeding 35 feet in height provided the rack does not cover more than 60 percent of the gross area of the property

klnb

- Swimming pool and spa sales with outdoor display
- Tattoo parlors and body piercing salons
- Taxicab stands and services
- Taxidermists
- Television stations radio broadcasting stations and recording studios
- Truck and trailer rental facilities in conjunction with automobile gas stations
- Truck stops
- Upholstering shops including sail making shops
- Vending businesses
- Video sales and rental establishments
- Wholesale bakeries
- Wholesale trade warehousing and storage establishments
- Wholesale trade warehousing and storage establishments in the bwi/fort meade growth area
- Workforce housing

3. Controls

Maximum Length Feet NA	Minimum Outside Dry Storage Feet NA
Maximum Dry Storage Area Percentage NA	Minimum Gross Floor Area Percentage NA
Minimum Principal Arterial Road Feet All lot line from road right of way: 60	Minimum Distance Between Structures Feet NA
Maximum Floor Area Ratio 1	Minimum Lot Area (square Feet) 11000

ZONING (CONTINUED)

klnb

Minimum Setback Feet NA	Minimum Principal Freeway Setback Feet NA
Maximum Density (dwelling Units Per Acre) NA	Maximum Impervious Coverage Percentage NA
Maximum Coverage Percentage 75	Open Space Percentage NA
Private Open Space Percentage NA	Minimum Landscaped Space Percentage NA
Minimum Lot Width (feet) NA	Minimum Rear Yard Setback (feet) 20
Minimum Side Yard Setback (feet) 10	Minimum Side Yard Both Setback (feet) NA
Minimum Side Yard At Least One Setback (feet) NA	Minimum Front Yard Setback (feet) 20
Maximum Accessory Height Feet NA	Maximum Principal Height Feet For development less than 50 percent: 60, Minimum: 45, For development more than 50 percent: 72

klnb

4. Short Term Rentals

N/A

5. Parcels

Parcel Identification	
Property Location (situs / Geospatial)	
Land Use	
Lot / Land Characteristics	
Ownership Information	
Valuation (assessed & Market)	

6. Parking Requirements

N/A

ZONING (CONTINUED)

klnb

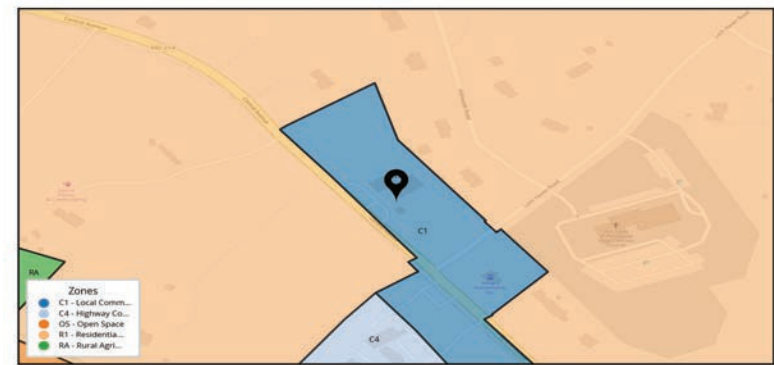
7. Comments

N/A

Attachments

N/A

ZONING MAP



If you have any questions about Zoneomics Report or other services please contact Zoneomics

Whilst all reasonable effort is made to ensure the information in this publication is current, Zoneomics does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication. This publication is for informational purposes only and should not be relied upon as a basis for investment decisions. To gain a better understanding of the risks associated with zoning and real estate investing please consult your advisers.

Copyright Notice and Disclaimer

Contains zoning and planning information sourced from local government sources.

CONFIDENTIALITY DISCLAIMER

This Offering Memorandum ("Memorandum") is furnished to prospective purchasers solely to facilitate the purchaser's consideration of Subject Property. The Memorandum contains proprietary information and was prepared by KLNB, LLC ("KLNB") using information compiled from sources we consider to be reliable. By receipt of this Memorandum, you agree that: (a) the Memorandum and its contents are of a confidential nature and that you will hold and treat it in strictest confidence in full compliance with the separate confidentiality agreement you have executed; (b) you will not reproduce, transmit or disseminate the information contained in the Memorandum through any means, or disclose this Memorandum or any of its contents to any other entity without the prior written authorization of KLNB nor will you use this Memorandum or any of its contents in any fashion or manner detrimental to the interests of KLNB or seller; and (c) upon request you will return the Memorandum without retaining any copy or extract of any portion thereof.

Additional information and an opportunity to inspect the Property will be made available to qualified prospective purchasers upon request. Each purchase offer is to be based strictly and entirely upon the purchaser's independent investigation, analysis, appraisal and evaluation of facts and circumstances deemed relevant by the purchaser. Neither Owner, KLNB nor any of their respective directors, officers or affiliates have made any representation or warranty, express or implied as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of this Memorandum or its contents.

This offering is submitted and received with the understanding that all negotiations for the acquisition of the herein described property will be conducted through KLNB. The sellers and KLNB expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice.



THE IN FOR MARKET INSIGHT

KLNB.COM [in](#) [f](#) [@](#) @KLNBCRE

TYSONS, VA

8065 Leesburg Pike
Suite 700
Tysons, VA 22182
703.268.2727

WASHINGTON, D.C.

1130 Connecticut Avenue, NW
Suite 600
Washington, DC 20036
202.375.7500

BALTIMORE, MD

100 West Road
Suite 505
Baltimore, MD 21204
410.321.0100

COLUMBIA, MD

9881 Broken Land Parkway
Suite 300
Columbia, MD 21046
410.290.1110

ROCKVILLE, MD

12435 Park Potomac Ave
Suite 250
Rockville, MD 20854
301.591.7330

FOR MORE INFO,
PLEASE CONTACT:

MICHAEL MORAN

Vice President

443.574.1402 | mmoran@klnb.com