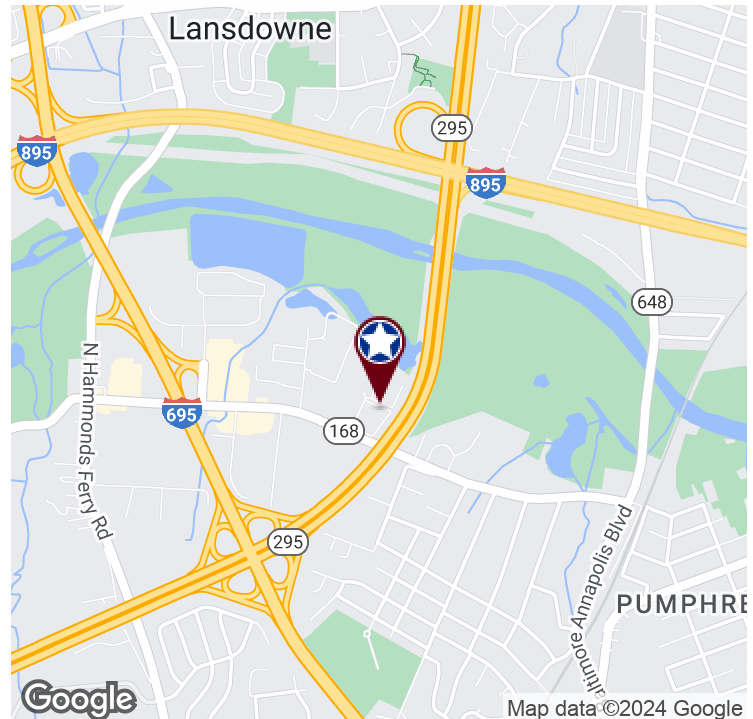


FLEX/OFFICE FOR LEASE PATAPSCO BUSINESS CENTER

801 - 809 Barkwood Ct, Linthicum Heights, MD 21090

Available: 1,950 - 10,667 SF



PROPERTY INFORMATION

COUNTY: Anne Arundel
SUBMARKET: BWI North/Linthicum Ind

BUILDING DATA

TOTAL BUILDING SF: 59,261 SF
ZONING: W2

PROPERTY HIGHLIGHTS

- Drive-In and Dock Loading
- Ample Free Parking
- Public Utilities
- Zoned W-2 / Light Industrial Anne Arundel County
- Wet Sprinkler System
- Close Proximity to BWI, I-695 & MD Route 295
- Rooftop HVAC Units, Gas Warehouse Heat

AVAILABLE SPACES

SPACE	TYPE	SIZE (SF)
803 Barkwood Suite A	Flex/Office	3,000 - 6,000 SF
805 Barkwood Suite I	Office	2,667 SF
805 Barkwood Suite J, K, L	Flex/Warehouse	8,000 SF
805 Barkwood Suite I, J, K, L	Flex/Warehouse	2,667 - 10,667 SF
809 Barkwood Suite C - Flex	Call For Info	1,950 SF

Kate Jordan, SIOR
Principal
410.336.5314
kjordan@lee-associates.com

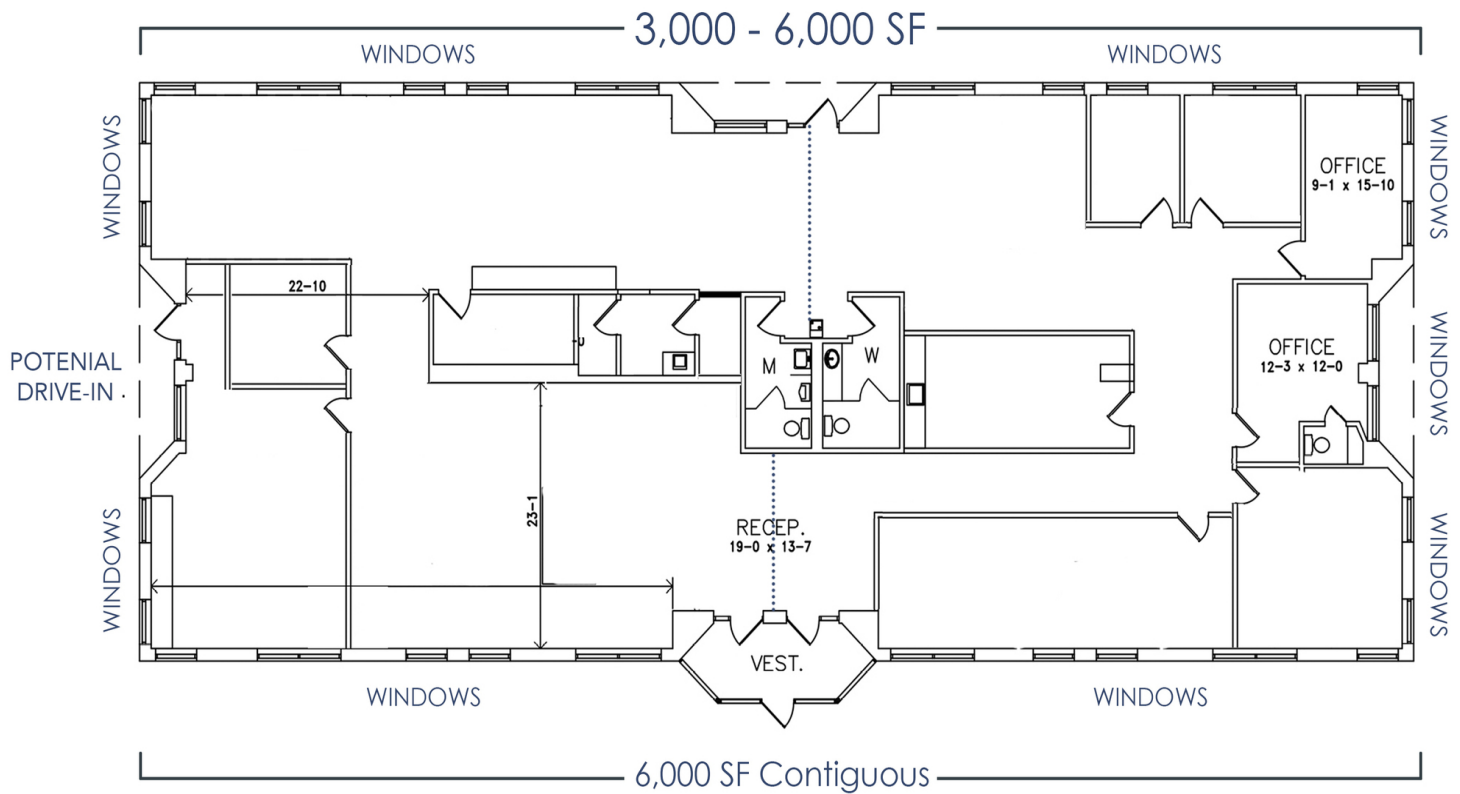
Marley Welsh, SIOR
Principal
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mwelsh@lee-associates.com

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803 Bay A | 3,000-6,000 SF | 100% Office | Loading Capabilities | Can be divided in half to 3,000 SF

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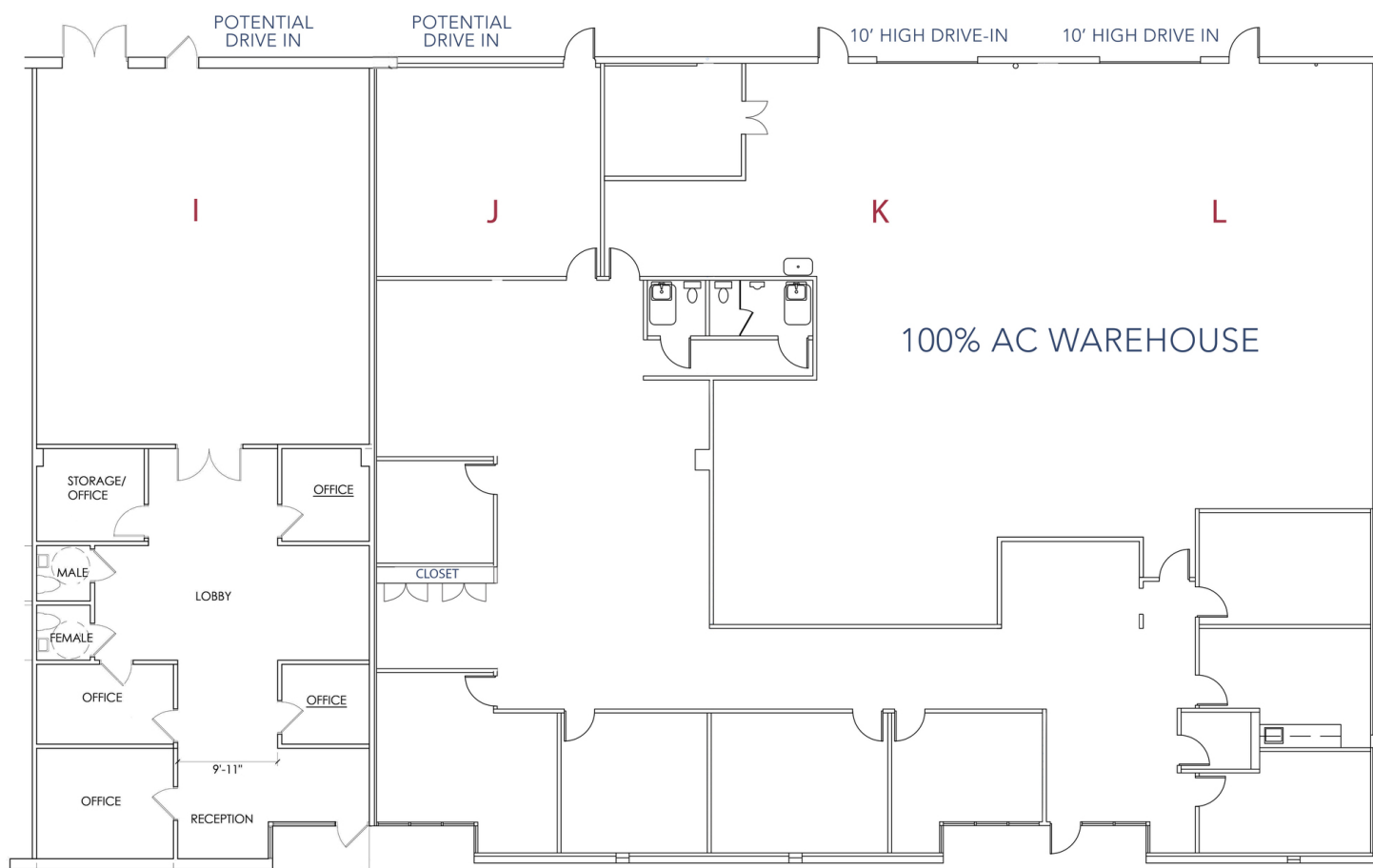
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Available: 1,950 - 10,667 SF

BAY I: 2,667 SF
- 100% OFFICE

BAY J,K,L: 8,000 SF
- 60% OFFICE, 40% WAREHOUSE
- 2 AT GRADE DRIVE-INS



ALL BAYS I, J, K, L
2,667 - 10,667 SF Contiguous

805 Suite IJKL | 2,667 - 10,667 SF | Flex/Warehouse

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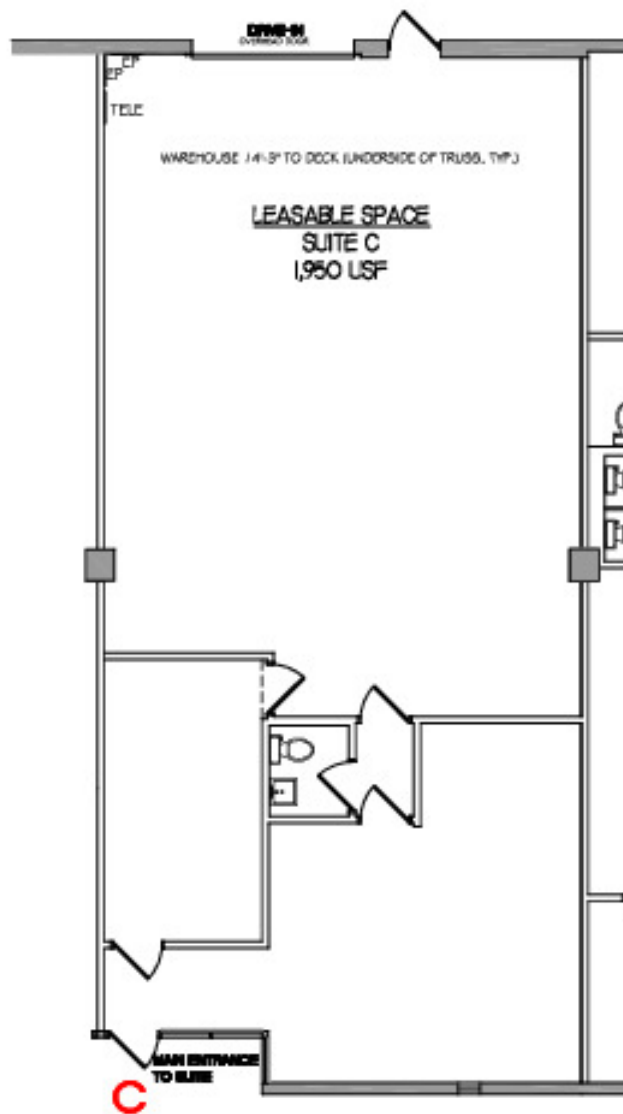
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



809 BARKWOOD COURT

809 Suite C | 1,950 SF | Flex/Warehouse

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