



FOR LEASE

1305 Furnace Road, Linthicum Heights, MD 21090

136,500 SF
35.16 Acres

John Boote | Managing Director
+1 410 347 7567
john.boote@cushwake.com

Jarred Testa | Executive Managing Director
+1 410 347 7541
jarred.testa@cushwake.com

McLane Fisher | Executive Managing Director
+1 410 685 9884
mclane.fisher@cushwake.com





LOCAL ACCESS

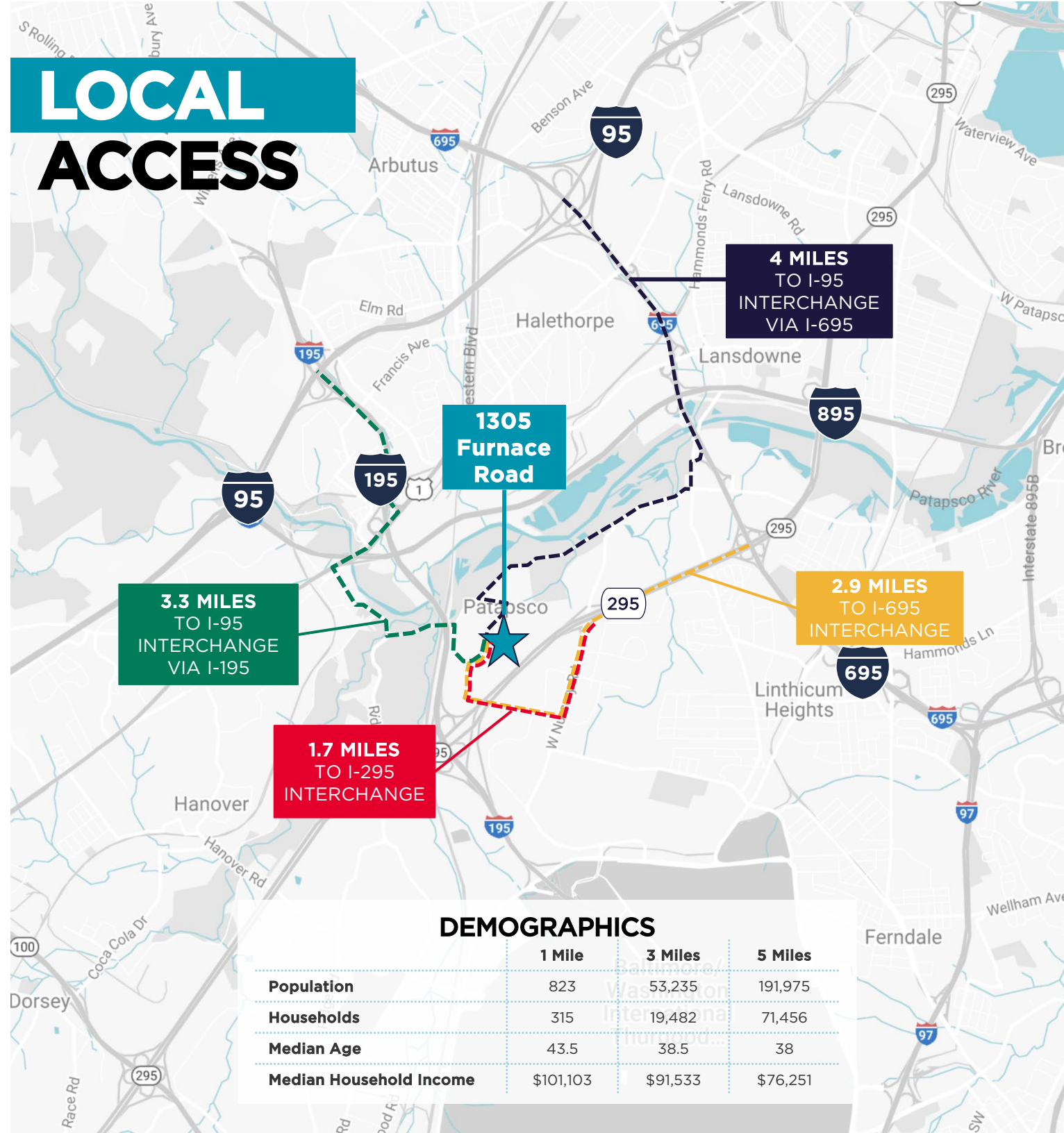
3 MILES
TO BWI AIRPORT

12 MILES
TO PORT OF BALTIMORE

39 MILES
WASHINGTON, DC

110 MILES
PHILADELPHIA, PA

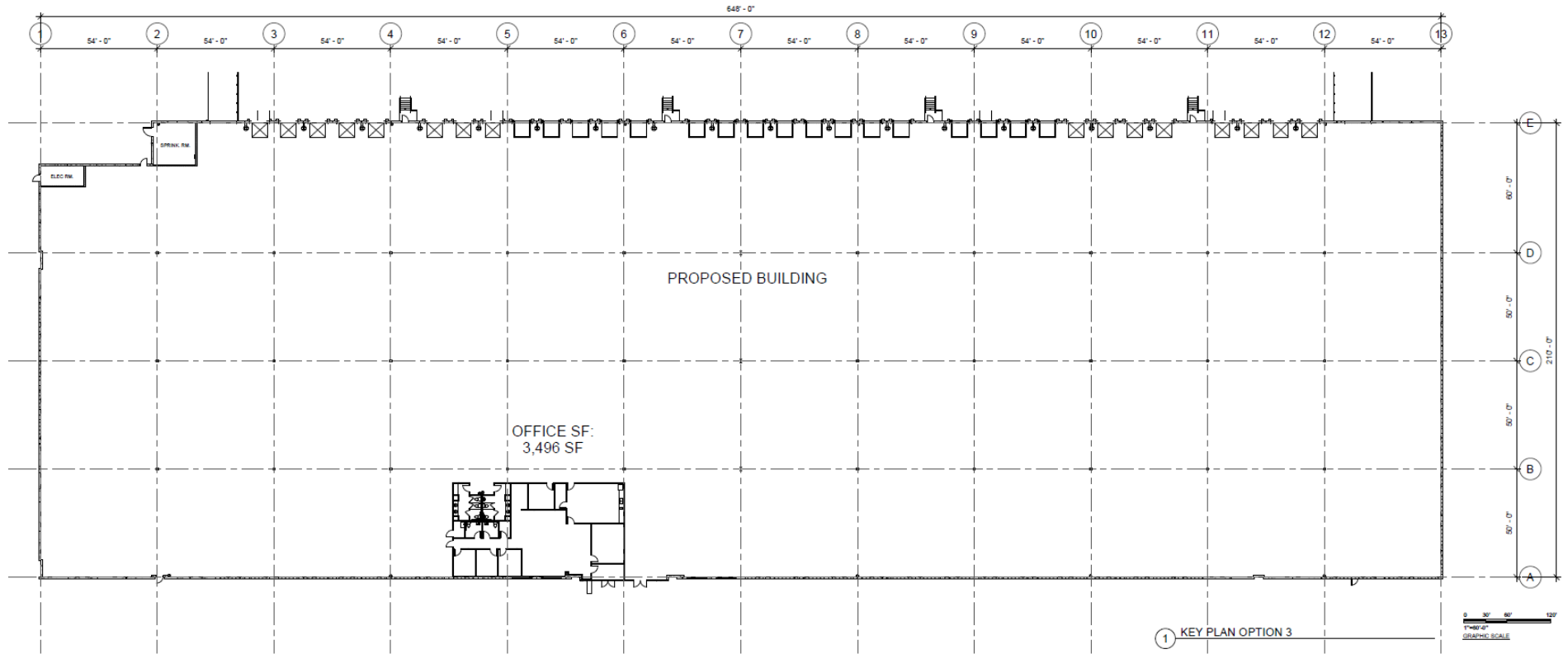
195 MILES
NEW YORK, NY



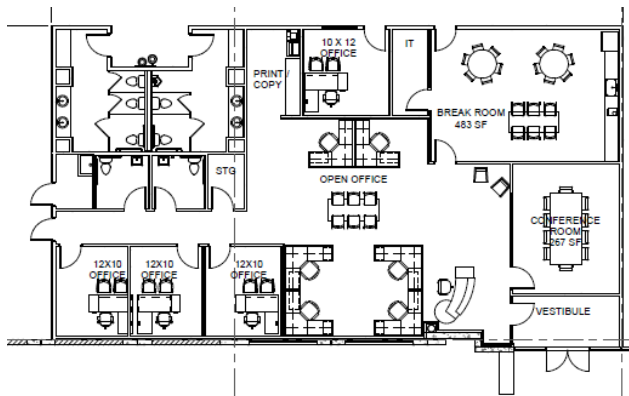
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	823	53,235	191,975
Households	315	19,482	71,456
Median Age	43.5	38.5	38
Median Household Income	\$101,103	\$91,533	\$76,251

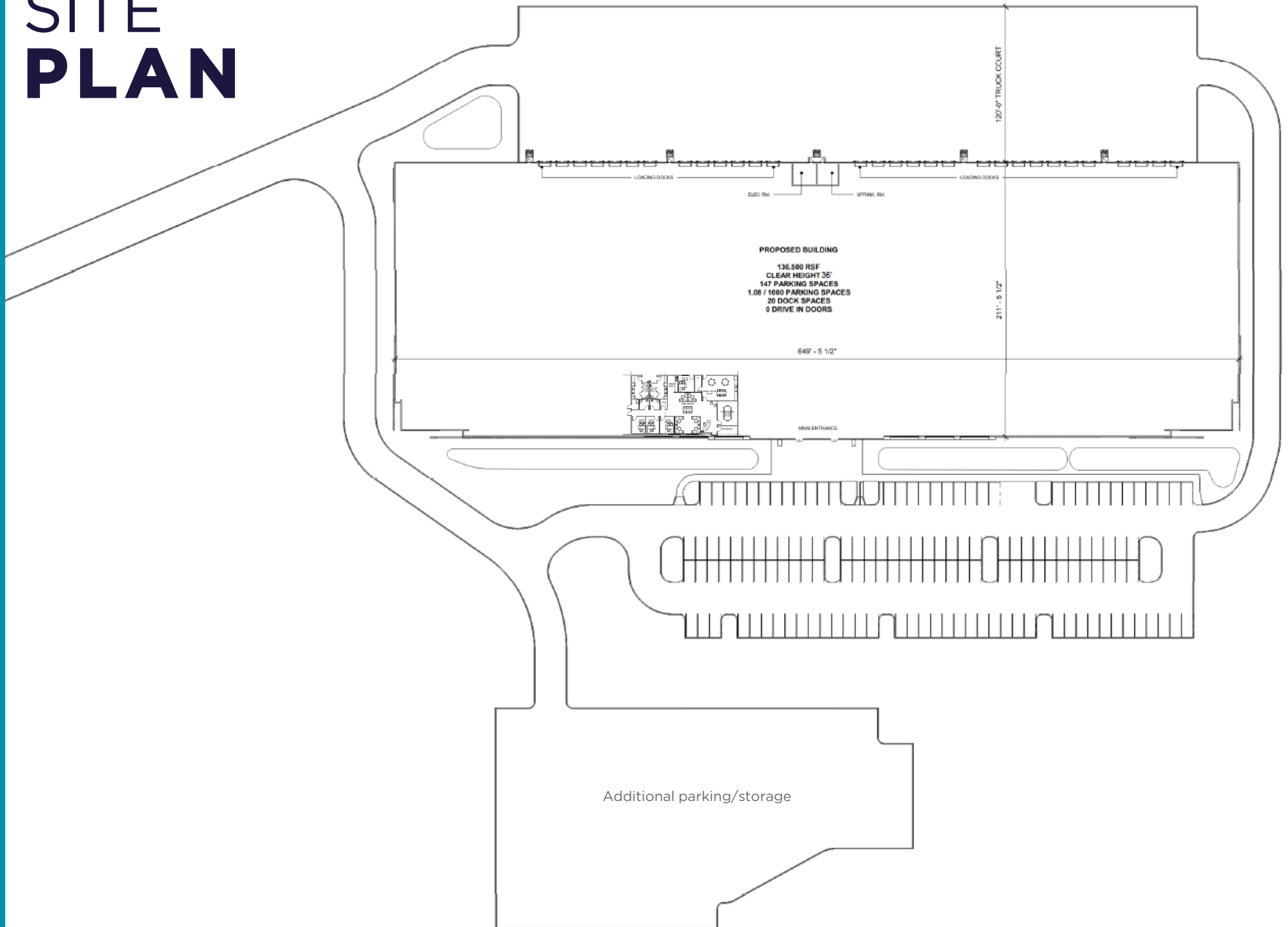
BUILDING PLAN



SPEC OFFICE



SITE PLAN



1305 FURNACE ROAD, LINTHICUM HEIGHTS, MD

PROPERTY HIGHLIGHTS

Property	136,500 SF
Office Space	3,496 SF
Year Built	2024
Acreage	35.16 Acres
Zoning	W1 Industrial Park
Clear Height	36' clear
Parking	147 spaces
Loading	33 dock doors (9x10) 2 oversize drive-in doors
Sprinkler	ESFR
Utilities	3000 amps, 480/277V
Column Spacing	54' x 50'
Building Depth	210'
Additional Storage/Parking	1.05 Acres

