

ROCKEFELLER
GROUP



FOR LEASE

1305 Furnace Road, Linthicum Heights, MD 21090

136,495 SF
35.16 Acres

Ben Meisels | Executive Managing Director
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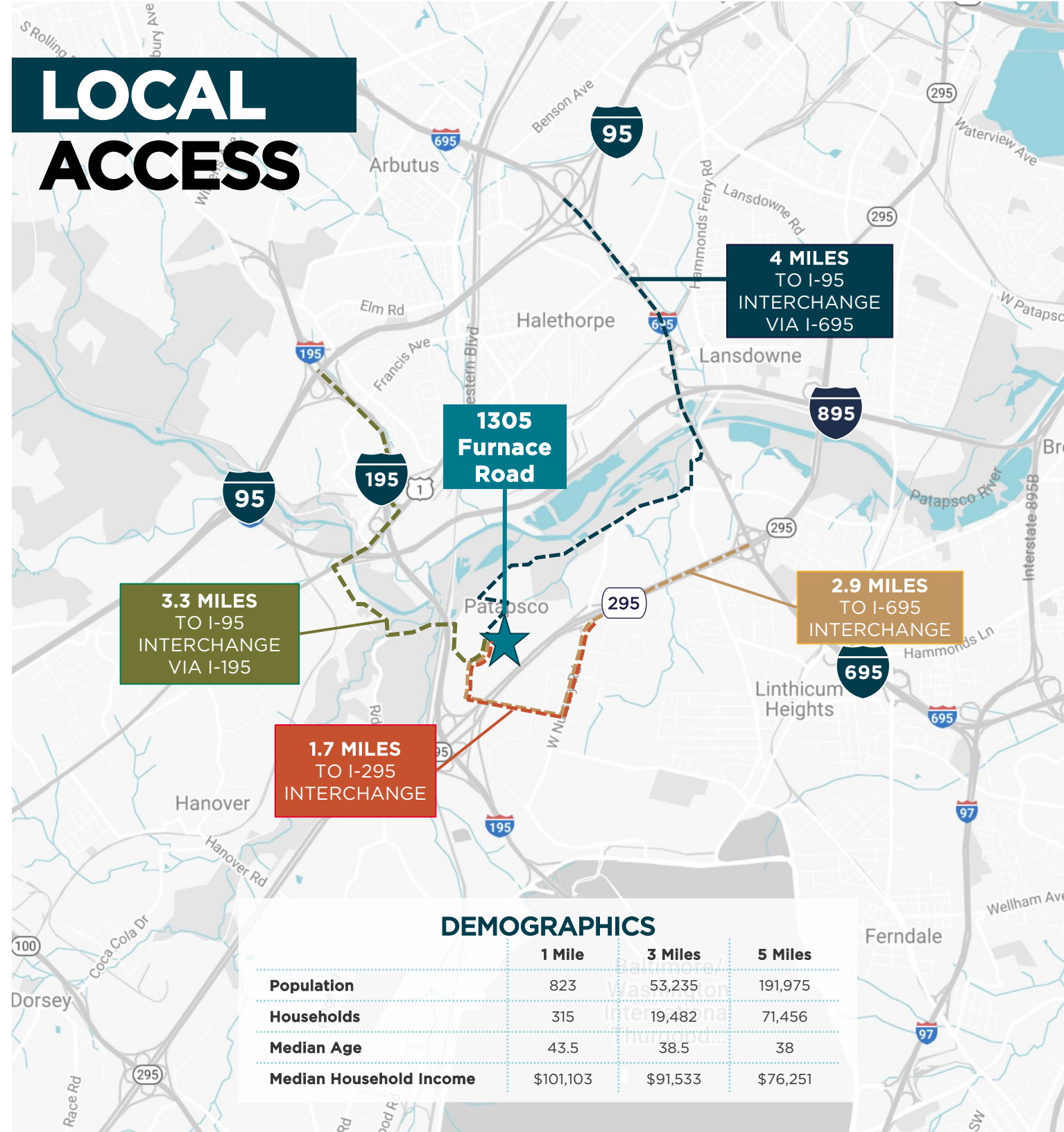
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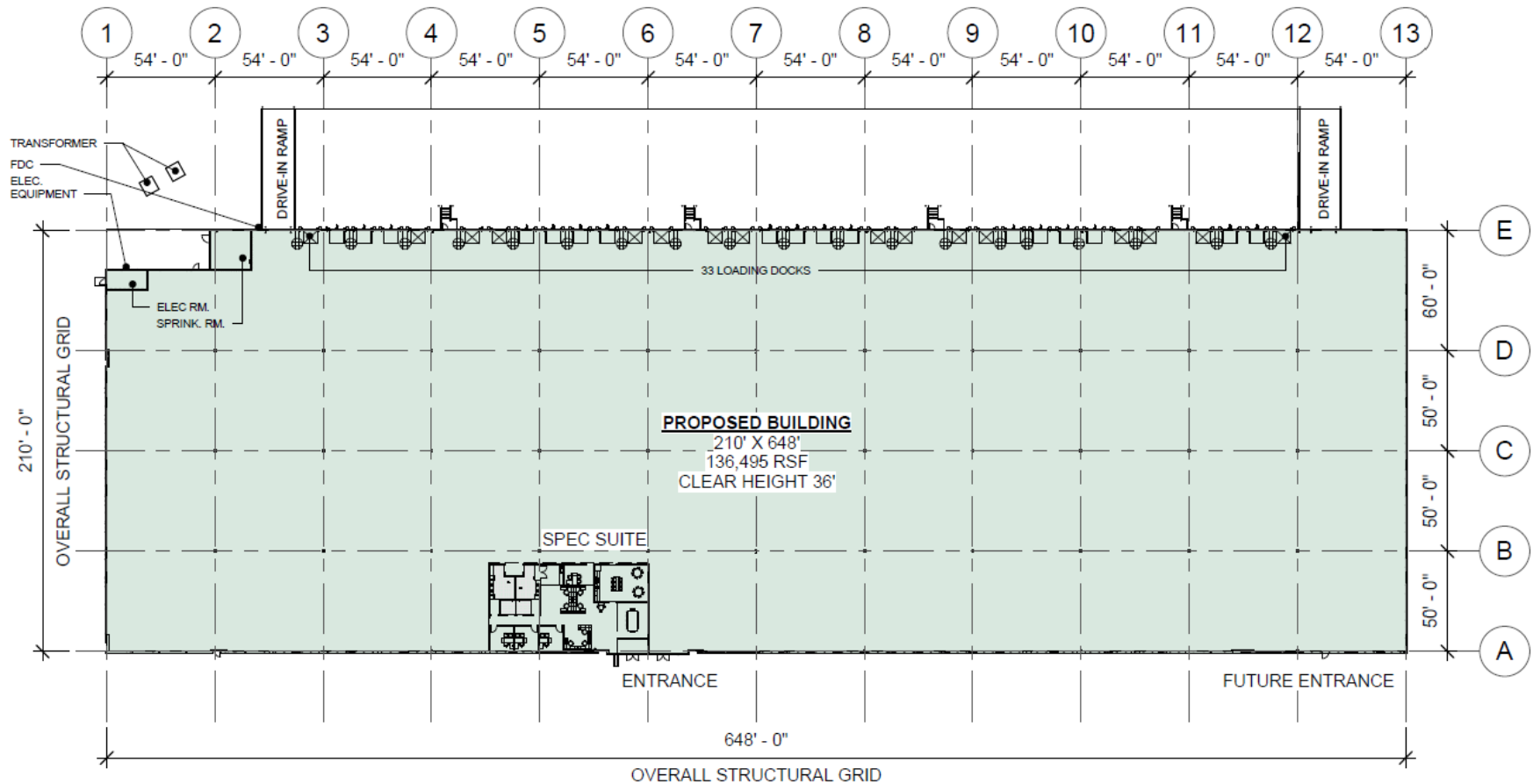


195 MILES
NEW YORK, NY

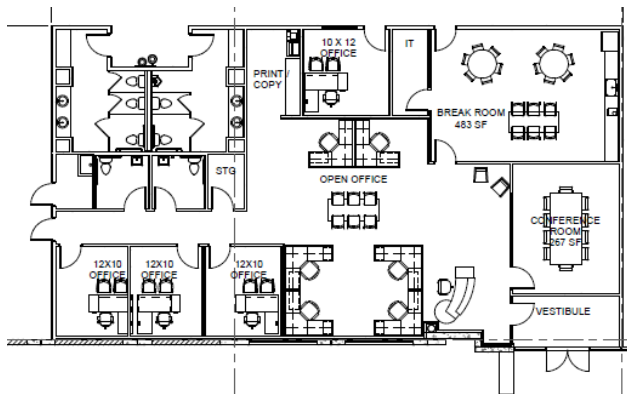


DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population	823	53,235	191,975
Households	315	19,482	71,456
Median Age	43.5	38.5	38
Median Household Income	\$101,103	\$91,533	\$76,251

BUILDING PLAN

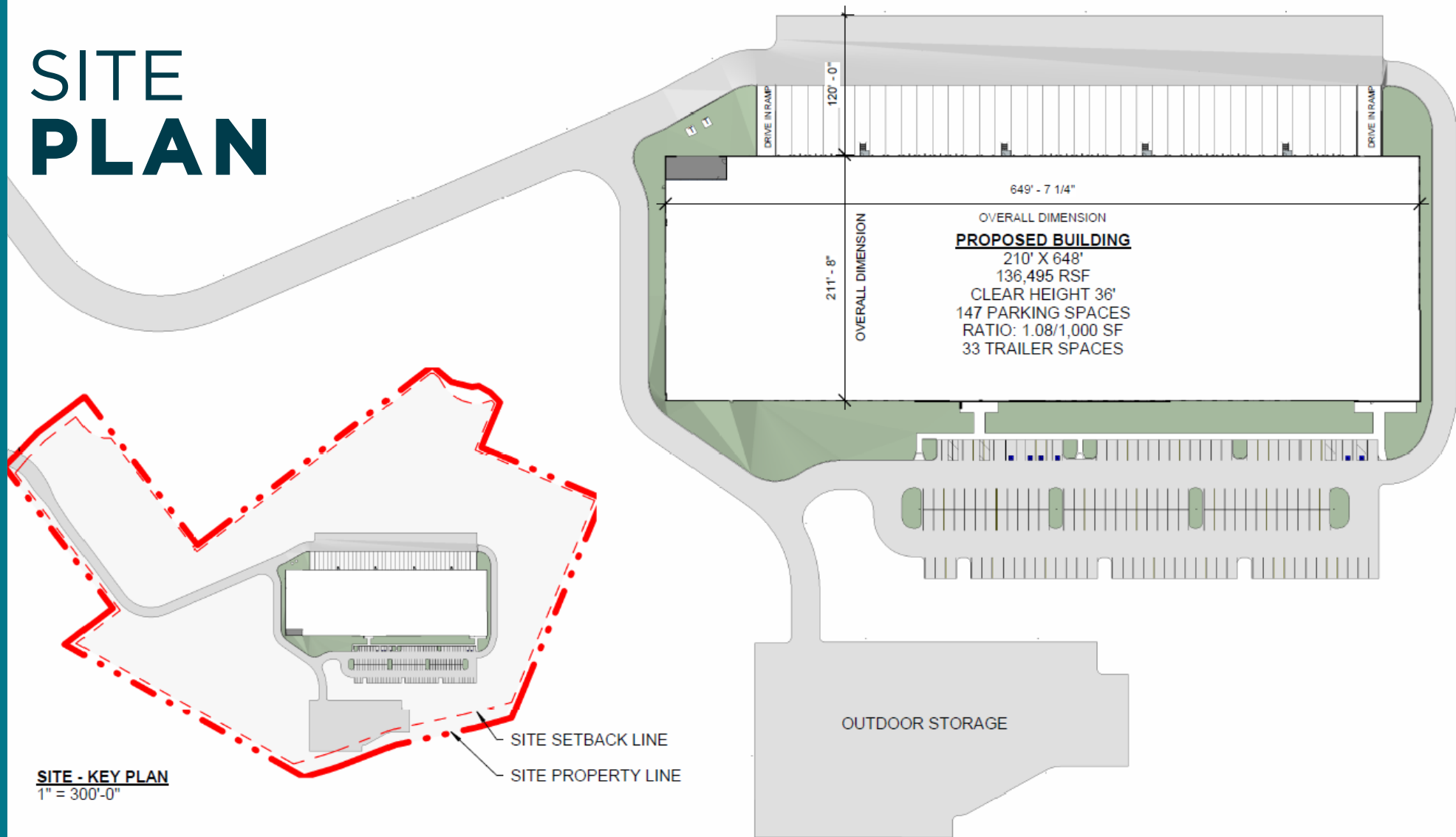


SPEC OFFICE



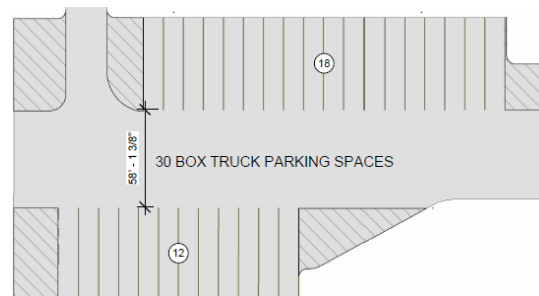
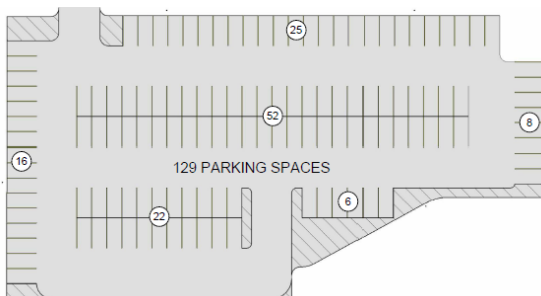
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SITE PLAN



SITE - KEY PLAN
1" = 300'-0"

ADDITIONAL PARKING OPTIONS



1305 FURNACE ROAD, LINTHICUM HEIGHTS, MD

PROPERTY HIGHLIGHTS

Property	136,495 SF
Office Space	3,496 SF
Year Built	2025
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	4000 amps, 480/277V
Column Spacing	54' x 50'
Building Depth	210'
Additional Storage/Parking	1.05 Acres

