

# FLEX/OFFICE FOR LEASE PATAPSCO BUSINESS CENTER

801, 803 & 809 Barkwood Ct, Linthicum Heights, MD 21090

Available: 1,350 - 6,000 SF

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY INFORMATION

**COUNTY:** Anne Arundel  
**SUBMARKET:** BWI North/Linthicum Ind

## BUILDING DATA

**TOTAL BUILDING SF:** 59,261 SF  
**ZONING:** W2

## PROPERTY HIGHLIGHTS

- Drive-In 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
- CAM: \$0.99 PSF



## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
801 Barkwood Suite H	Call For Info	2,100 SF
803 Barkwood Suite A	Call For Info	6,000 SF
803 Barkwood Suite F	Call For Info	1,350 SF
809 Barkwood Suite A-B	Call For Info	3,900 SF

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

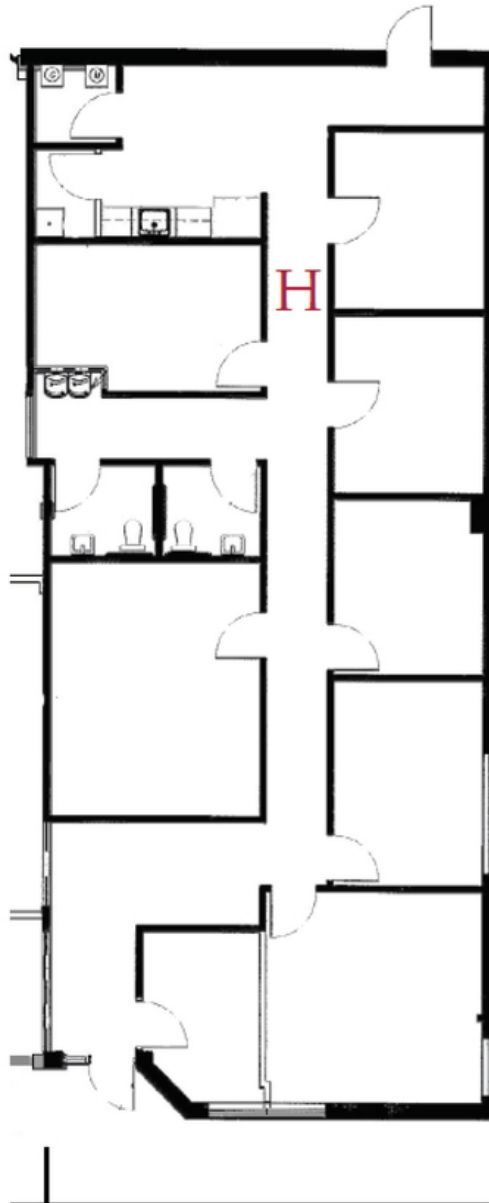
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**801 Barkwood Court Floorplans**

Bay H: 2,100 SF (100% Office)



2,100 SF

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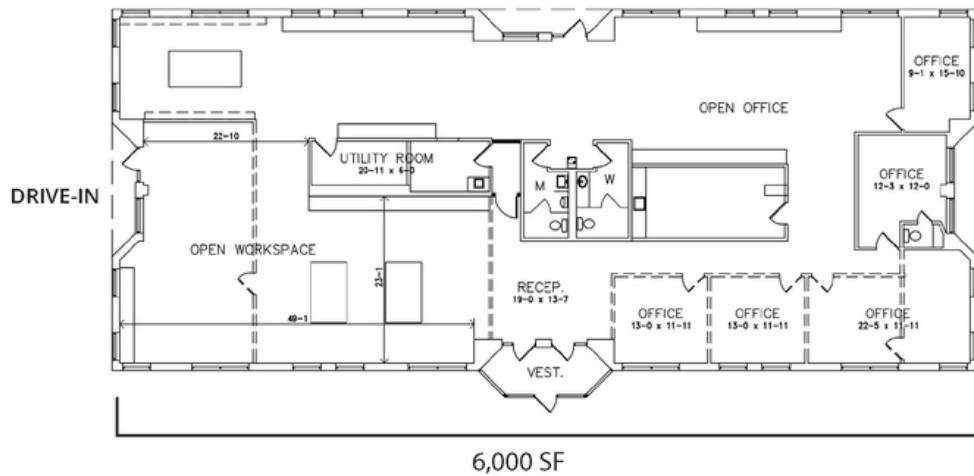
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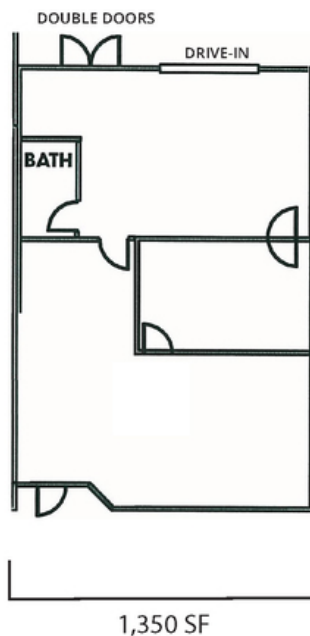
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## 803 Barkwood Court Floorplans

Bay A: 6,000 SF (100% Office)



Bay F: 1,350 (100% Office)



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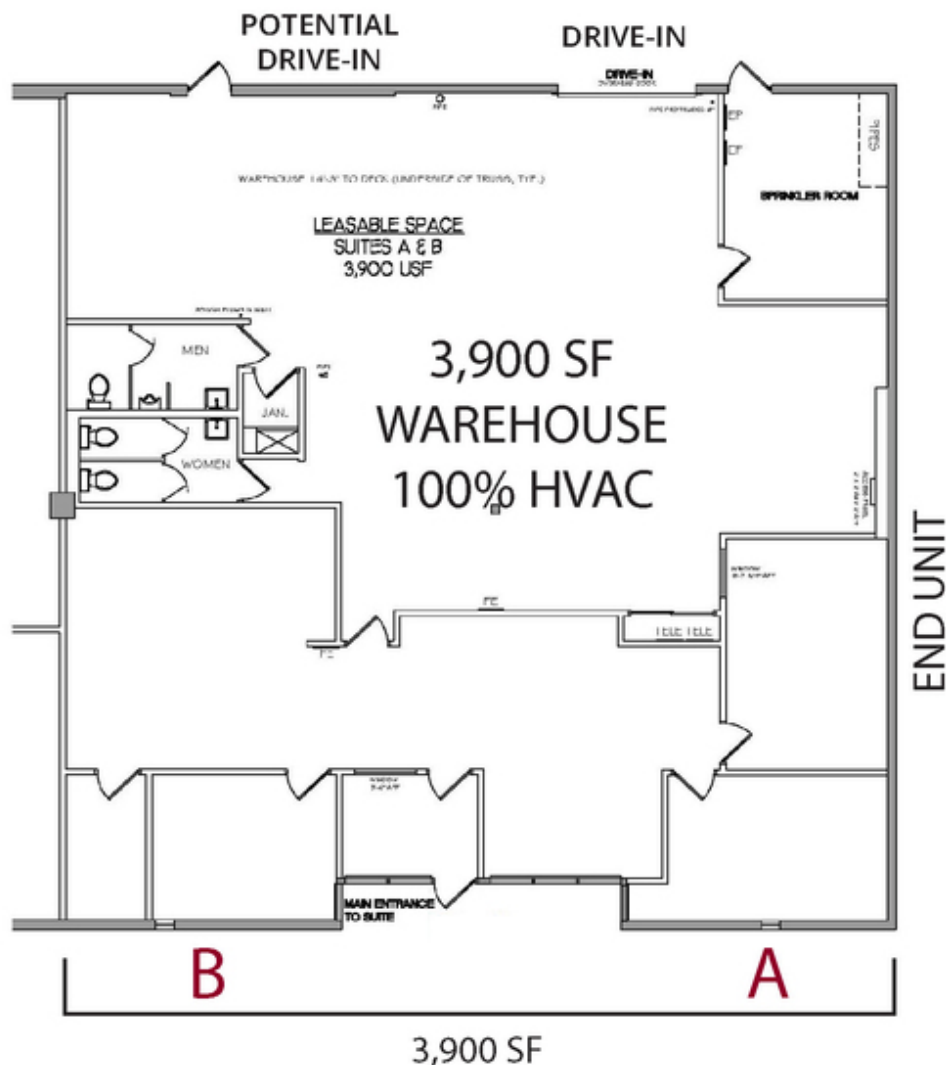
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## 809 Barkwood Court Floorplans

### Bay A-B: 3,900 SF (50% Office) - End Unit



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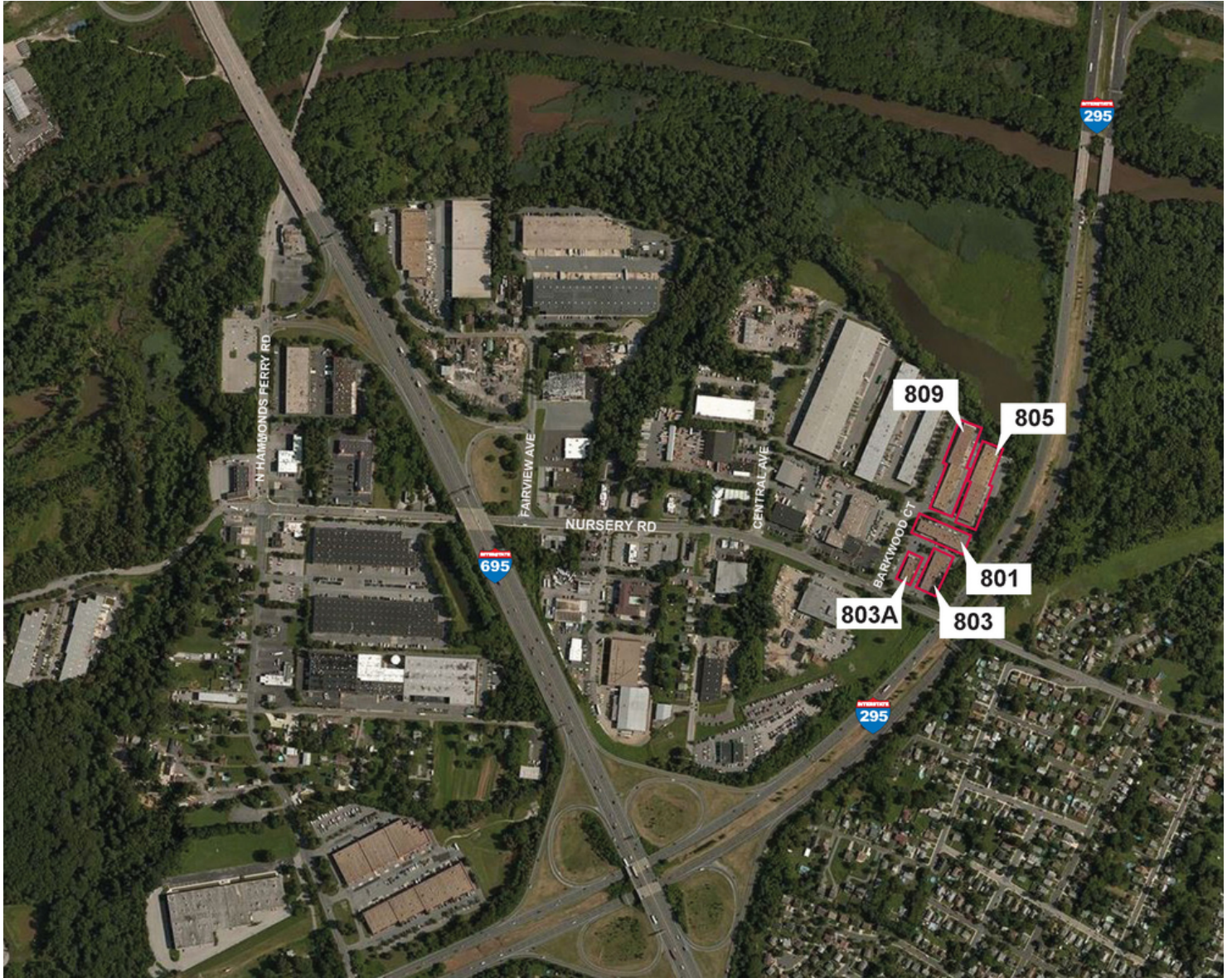


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