



**4.5 Acre Site Including 24K SF Full User Building and Adjacent 2.5 Acre Pad Site
Zoned C-4 | Prime Street Visibility | Build to Suit Opportunity**



7220 Grayburn Drive Glen Burnie Business Center

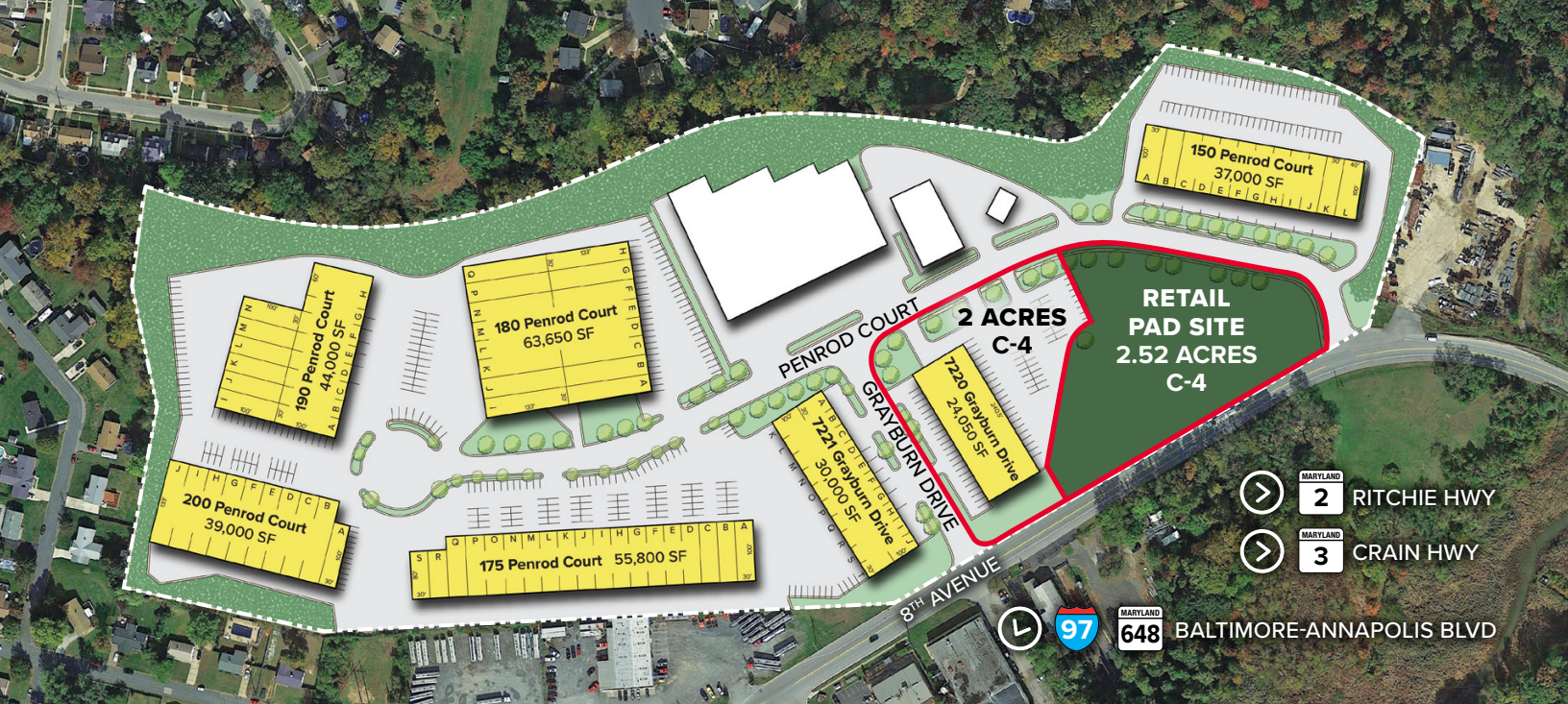
8th Avenue at Penrod Court | Glen Burnie, MD 21061

- Located on 8th Avenue near Crain and Ritchie Highways in the heart of Glen Burnie with prime visibility and access off 8th Avenue
- Located within the 293,500 square foot business community of Glen Burnie Business Center
- Full building available with ample on-site parking, drive-in loading, full commercial kitchen, multi-stall restrooms, several private offices on mezzanine level, large open rooms with high ceilings
- **Build to suit opportunity**
- **Zoned C-4**

Demographics

	1 Mile	3 Miles	5 Miles
Population	9,553	76,734	190,853
Avg. Household Income	\$83,062	\$90,318	\$93,354

*For more information on 7220 Grayburn Drive,
visit: sjpi.com/glenburniebusiness*



**For additional leasing information or
to schedule a tour, contact:**

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Distances to:

Baltimore (Downtown)	9 miles
BWI Airport	3 miles
Interstate 97	1 mile
Interstate 95	9 miles
Interstate 695 (Baltimore Beltway)	3 miles
MD Route 2	1 mile
Washington, D.C. (Downtown)	34 miles



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