

# 23,040 SF

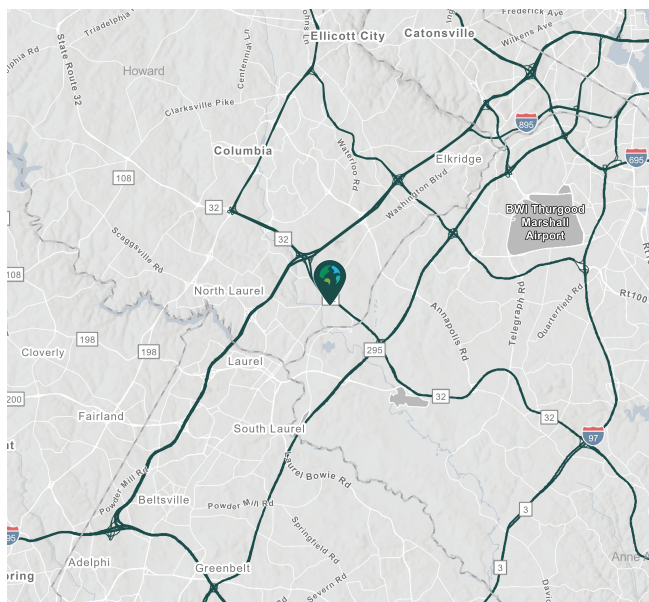
Industrial Space For Lease



## Prologis Corridor Industrial Park



8700 Larkin Road  
Savage, MD 20763 USA



### LOCATION

- Immediate access to Route 1 and less than 2 minutes to/from I-95, via Route 32
- Ease of multimarket accessibility, 8700 Larkin Road is equidistant between Washington D.C. and Baltimore
- Heart of the Baltimore/Washington Corridor with efficient travel times to BWI Thurgood Marshall Airport

### FACILITY

- 23,040 SF available
- 2,130 SF office space
- 24' clear height
- 4 dock doors and 1 drive-in
- Ample car parking spaces
- 200 amps; 277-480v electric service
- Wet sprinkler system
- LED lighting

### ADVANTAGES AND AMENITIES

- Fast, cost-effective forklift and racking sourcing through Prologis Essentials
- Prologis Clear Lease® – Know your lease expenses and capital costs with greater certainty before you sign

**Prologis Essentials: your single-source service for efficient move-in and operations at [prologisessentials.com](https://prologisessentials.com)**

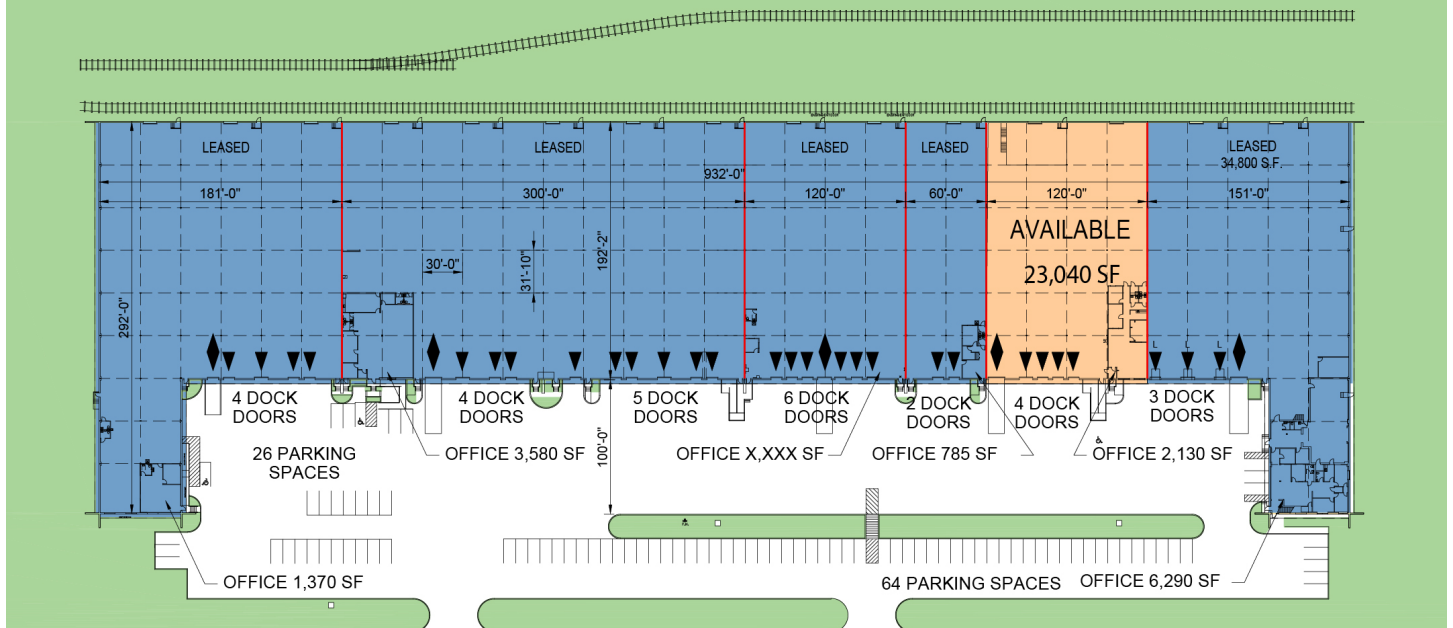
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**LEGEND:**

- ▲ DOCK POSITION
- ▲ DOCK POSITION W/ LEVELER
- ◆ DRIVE-IN DOOR
- LAND
- LEASED AREA
- AVAILABLE AREA



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