



Land Development
Real Estate Sales & Leasing
Construction Management
Property Management
Consulting

Client Seeking Industrial Land Purchase For Expansion/Relocation

A J Properties, Inc. exclusively represents a client who seeks to relocate in West Anne Arundel County and is looking to purchase the following:

- 10-15 (not less than!), 11 minimum useable acres which can be improved by 20,000sf warehouse/office and construction yard.
- Location area within boundaries of I-97 to the east; Crofton to the south; Dorsey Road over to BW Parkway to the North and West. Annapolis Junction; Hanover; Jessup; Gambrills/Odenton/Severn; Crofton all possibilities.
- Zoned M-2 (Howard County) W-2 or W-3, C-4 possible (AA County).
- Site can be raw land to an existing condition suitable for: 20,000sf more or less needed on site or to be constructed for warehouse (65%)/offices (35%). Existing gas tanks/pumps (to code) not necessary but a plus.
- Public utilities preferred and *necessary regarding water*.

Please send property information to:

Stuart Title, Broker
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410-551-9040 (fax)