



2700 PHILADELPHIA ROAD

EDGEWOOD, MARYLAND 21040

FOR
**LEASE/
SALE**

**PRICE
REDUCED!**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Beautiful office located just off of Route 24 with close proximity to I-95
- Prime location to service both Aberdeen Proving Ground and the Edgewood Arsenal
- Opportunity to purchase a Corporate Headquarters
- Zoned B2, which is Harford County's designation for office, service, and retail

AVAILABLE:

SALE:
13,204 SF
LEASE:
FIRST FLOOR: 6,380 SF
SECOND FLOOR: 2,400 SF

PARKING RATIO:

3.4 : 1,000 SF

OCCUPANCY:

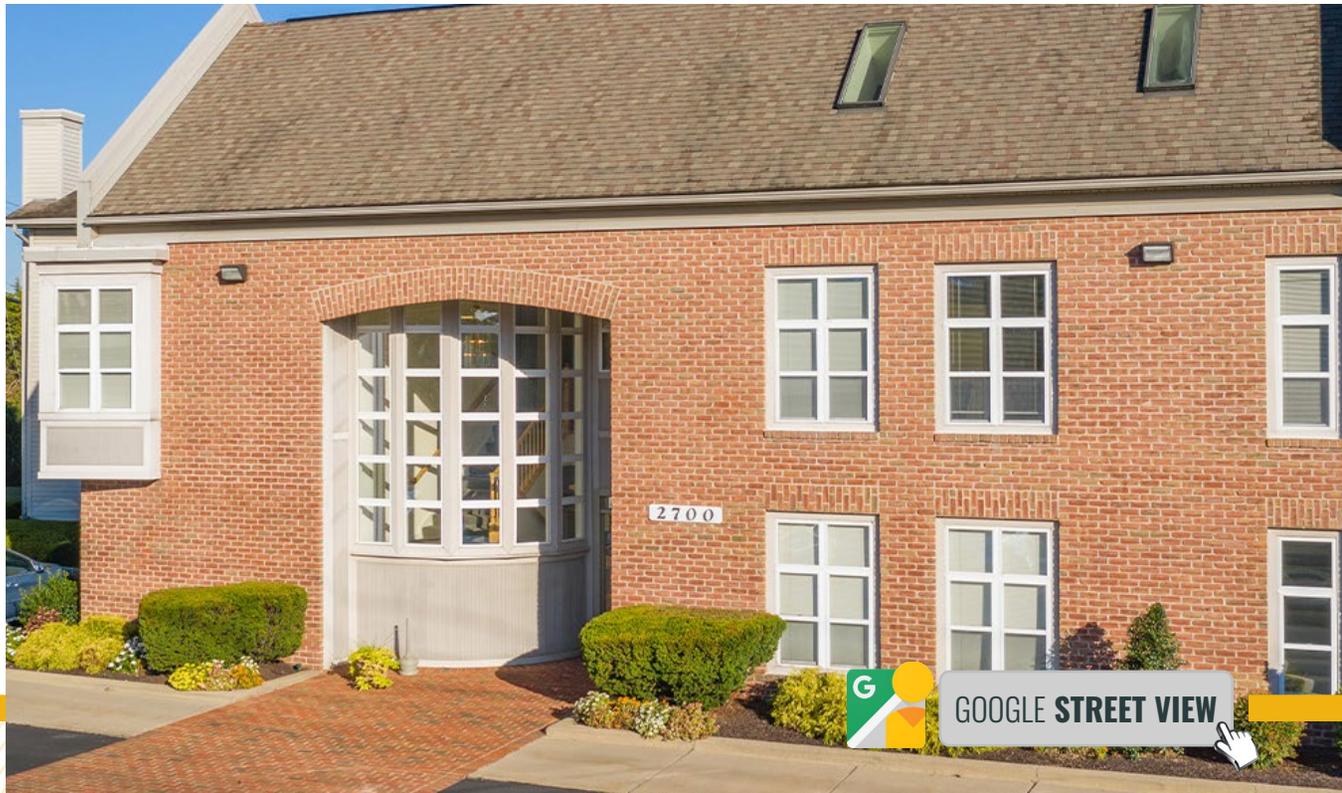
IMMEDIATE

SALE PRICE:

\$1,750,000

RENTAL RATE:

\$17.50/SF, NNN



LOCAL BIRDSEYE



156,494 AADT

INTERSTATE
95

CROSSROADS
COMMERCE
CENTER

LAKESIDE BUSINESS
PARK

EDGEWOOD RD

EMMORTON RD

SITE

PHILADELPHIA RD



FOR MORE INFO **CONTACT:**



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