



10.56 AC ± INDUSTRIAL LAND

5214 KLEES MILL ROAD S | SYKESVILLE, MARYLAND 21784

FOR
SALE

DEVELOPMENT
OPTION 1:
71,200 SF ±
(2 BLDGS.)

DEVELOPMENT
OPTION 2:
40,000 SF ±
(1 BLDG.)



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 10.56 acre \pm industrial development site
- **Development Option 1 (71,200 SF):**
 - » 31,200 SF \pm warehouse building
 - » 40,000 SF \pm warehouse building
 - » Dock high loading
 - » Rear-loaded buildings
- **Development Option 2:**
 - » 40,000 SF \pm truck maintenance facility
 - » At-grade
 - » Oversized drive-in doors
- Ample room for outdoor parking/storage
- Easy access to Route 26 (Liberty Road) and Route 97 (Washington Road)
- Zoned I-1: Carroll County designation for light industrial uses which include, light manufacturing, contractors storage yard, warehouse distribution and building supply storage

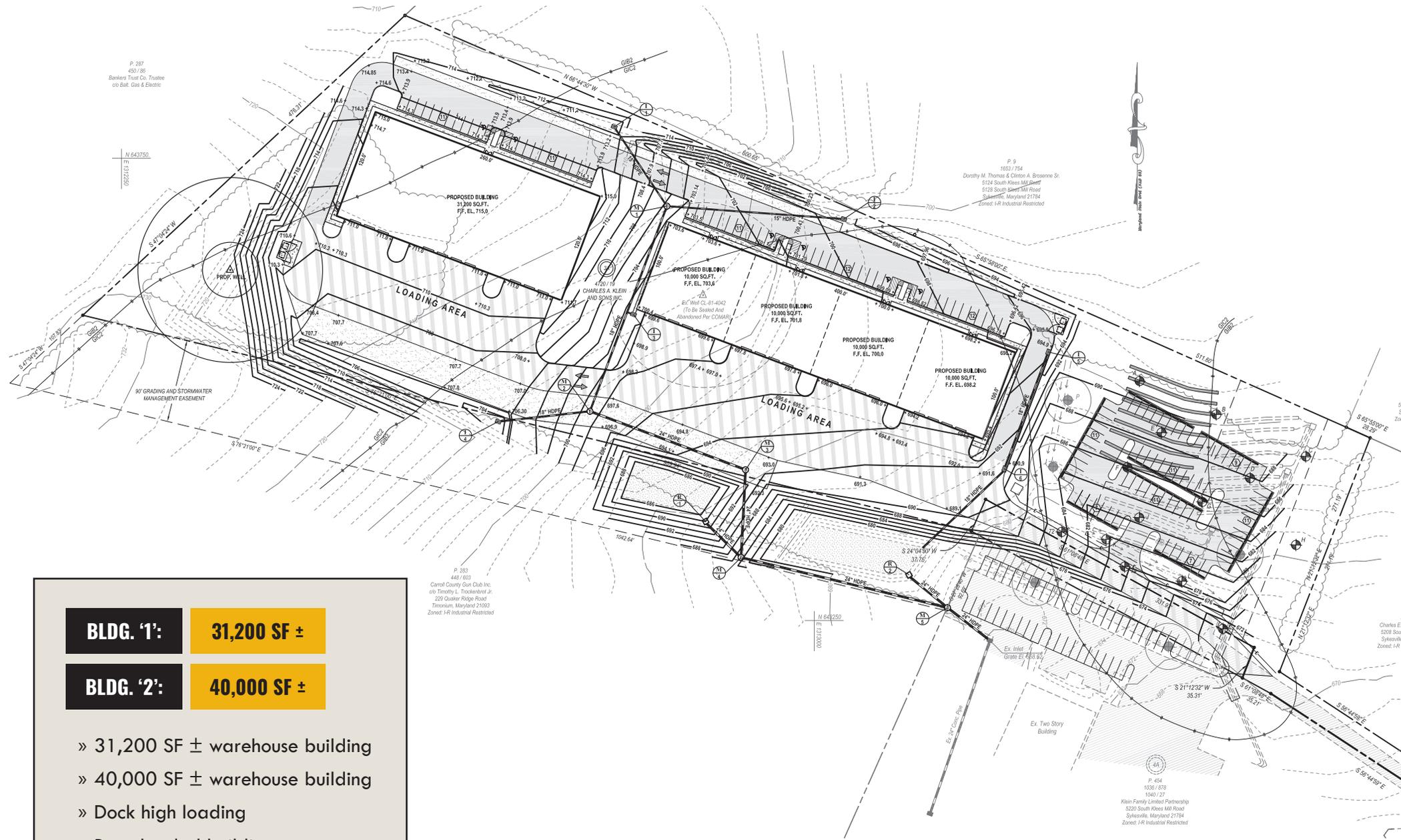
LOT SIZE:	10.56 ACRES \pm
UTILITIES:	WELL AND SEPTIC
SITE CONDITION:	CLEARED, ROUGH GRADED AND PATIALLY PAVED
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)



AERIAL: EXISTING CONDITIONS



DEVELOPMENT OPTION 1: 71,200 SF ± (2 BLDGS.)

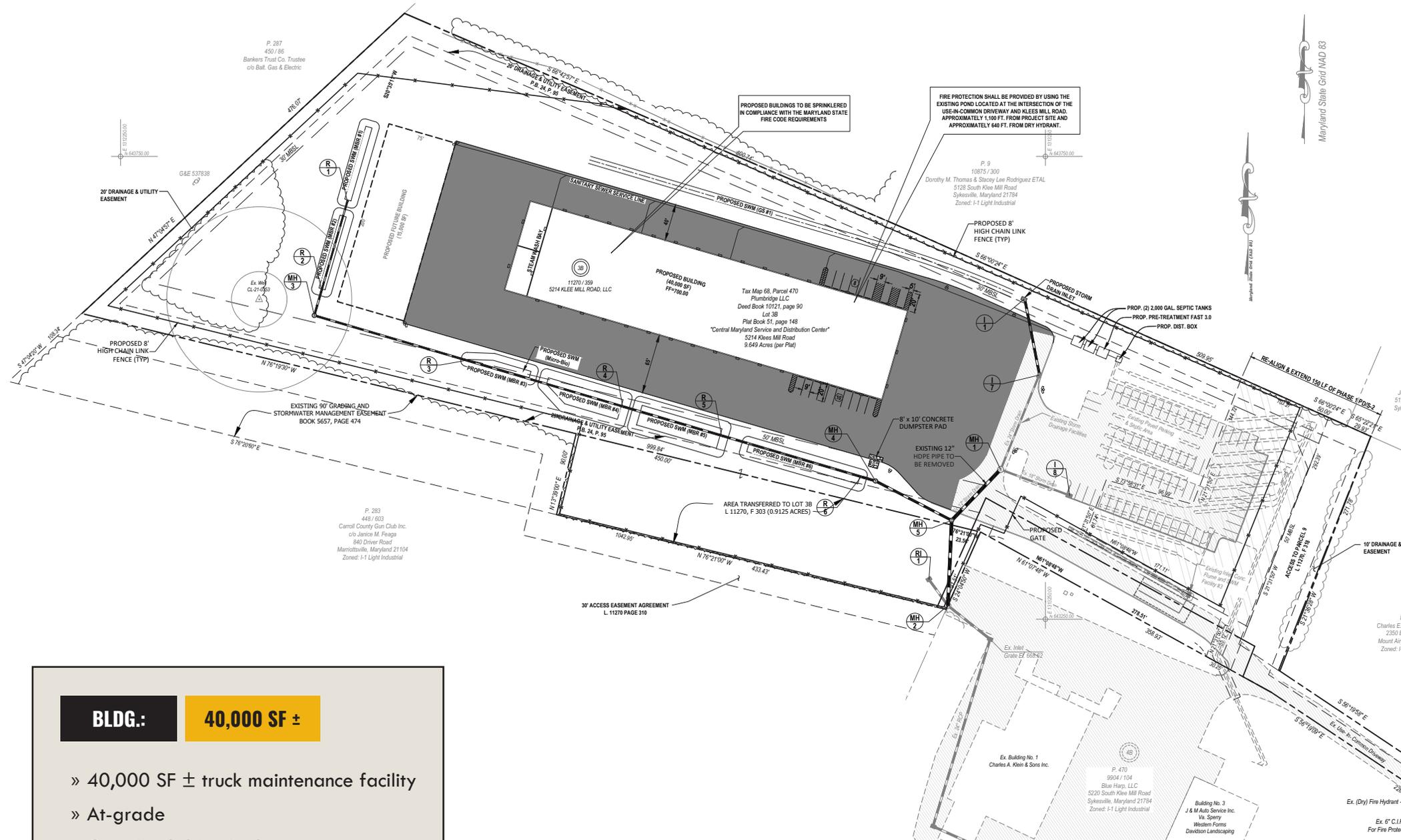


BLDG. '1': 31,200 SF ±

BLDG. '2': 40,000 SF ±

- » 31,200 SF ± warehouse building
- » 40,000 SF ± warehouse building
- » Dock high loading
- » Rear-loaded buildings

DEVELOPMENT OPTION 2: 40,000 SF ± (1 BLDG.)



BLDG.: **40,000 SF ±**

- » 40,000 SF ± truck maintenance facility
- » At-grade
- » Oversized drive-in doors



Ex. (Dry) Fire Hydrant
Ex. 6" C.I.
For Fire Protection

LOCAL BIRDSEYE



Blackbird
CROSSFIT
GRANITEPRO

SHANNON
BAUM

8
SPECIALTIES

Astro
Jump

Charles A. Klein & Sons, Inc.
FOUNDING - HEATING - AIR CONDITIONING - VENTILATION

RESTIVO
Auto Body & Repair Inc.

SHER
CONSTRUCTION
datastream
COMMUNICATIONS

HEATH
CONTRACTORS LLC

KLEES MILL RD S



TRADE AREA

DRIVING DISTANCE TO:

26 0.9 MILES
2 MIN. DRIVE

97 1.5 MILES
3 MIN. DRIVE

70 10.8 MILES
16 MIN. DRIVE

BWI 33.5 MILES
38 MIN. DRIVE
BALTIMORE WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT

PORT OF BALTIMORE 34.4 MILES
41 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)
1706
Helen Delich Bentley

BALTIMORE, MD 36.5 MILES
42 MIN.

WASHINGTON, DC 50.9 MILES
1 HR. 18 MIN.

PHILADELPHIA, PA 131.0 MILES
2 HRS. 13 MIN.

RICHMOND, VA 156.0 MILES
2 HRS. 40 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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