



# 2.17 AC CONTRACTORS YARD

11718 EASTERN AVE | MIDDLE RIVER, MARYLAND 21220

FOR  
**LEASE/  
SALE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 2,400 +/- SF Warehouse/Shop
- 14' ft clear height
- 2.1 Acres of outside storage
- Corner Lot
- Fully fenced and secured with multiple access points
- Three (3) drive-in doors, and One (1) Oversized drive-in
- Three-phase power

**BUILDING SIZE:** 2,400 SF WAREHOUSE/SHOP

**LOT SIZE:** 2.17 ACRES TOTAL

**LOADING:** 3 DRIVE-INS, 1 OVERSIZED

**ZONING:** ML

**SALE PRICE:** CONTACT BROKER FOR DETAILS



GOOGLE STREET VIEW

# LEASING OPTIONS

## OPTION 1

- 1 ACRE
- FULLY FENCED
- SEPARATE ACCESS FROM EARLS RD

\$4,500/MO, NNN

## OPTION 2

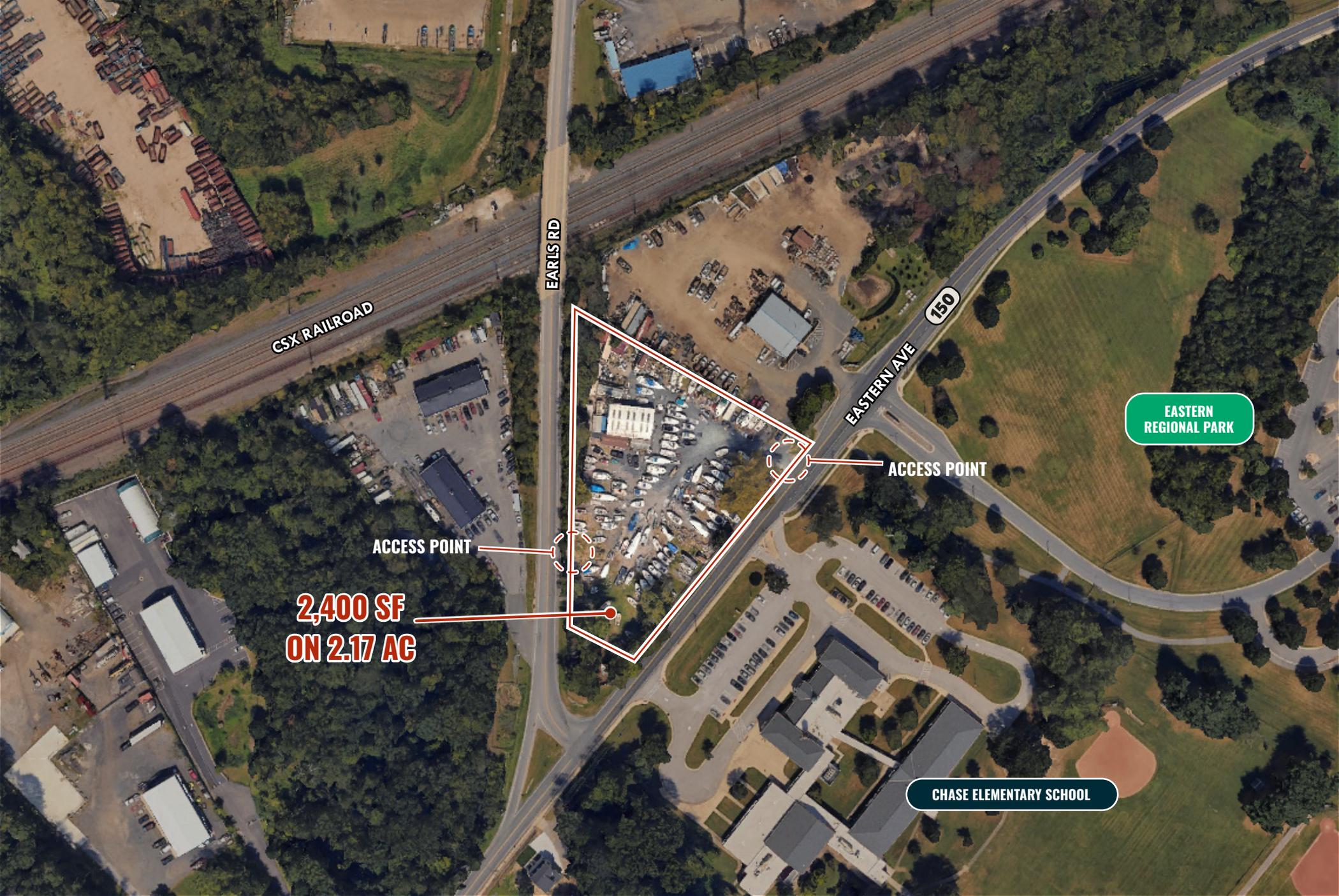
- FULL PROPERTY
- 2,400 SF WAREHOUSE/SHOP
- 2.17 ACRES

\$10,000/MO, NNN



ACCESS POINT

# AERIAL



CSX RAILROAD

EARLIS RD

EASTERN AVE 150

EASTERN REGIONAL PARK

ACCESS POINT

ACCESS POINT

2,400 SF  
ON 2.17 AC

CHASE ELEMENTARY SCHOOL

# TRADE AREA

## DRIVING DISTANCE TO:

 6.2 MILES  
11 MIN. DRIVE

 4.2 MILES  
8 MIN. DRIVE

 7.9 MILES  
13 MIN. DRIVE

 27 MILES  
35 MIN. DRIVE

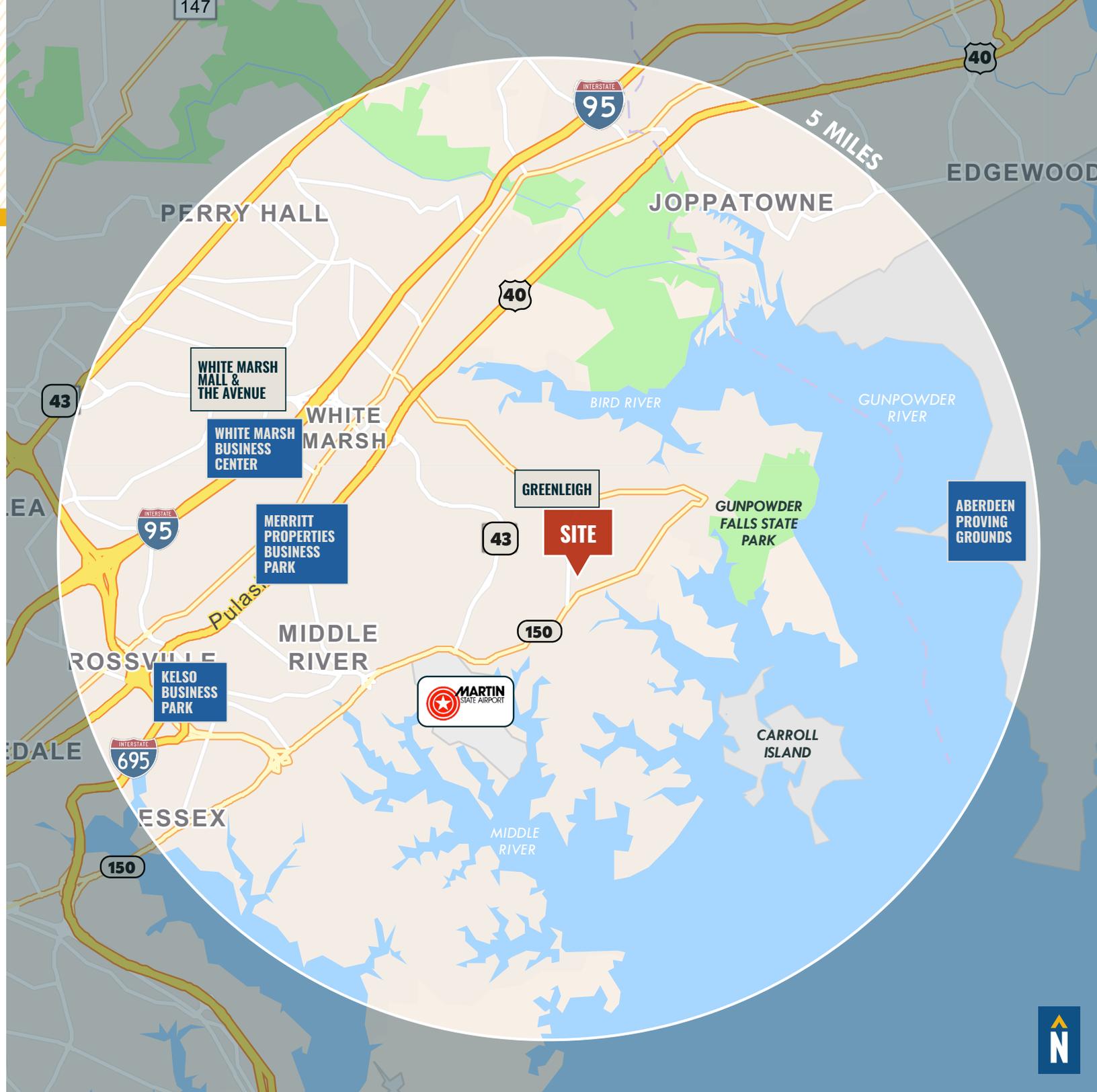
 13.4 MILES  
28 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BALTIMORE, MD** 13 MILES  
35 MIN.

**WASHINGTON, DC** 54.6 MILES  
1 HR. 28 MIN.

**PHILADELPHIA, PA** 95.2 MILES  
1 HR. 39 MIN.

**RICHMOND, VA** 165 MILES  
3 HRS.



# FOR MORE INFO **CONTACT:**



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