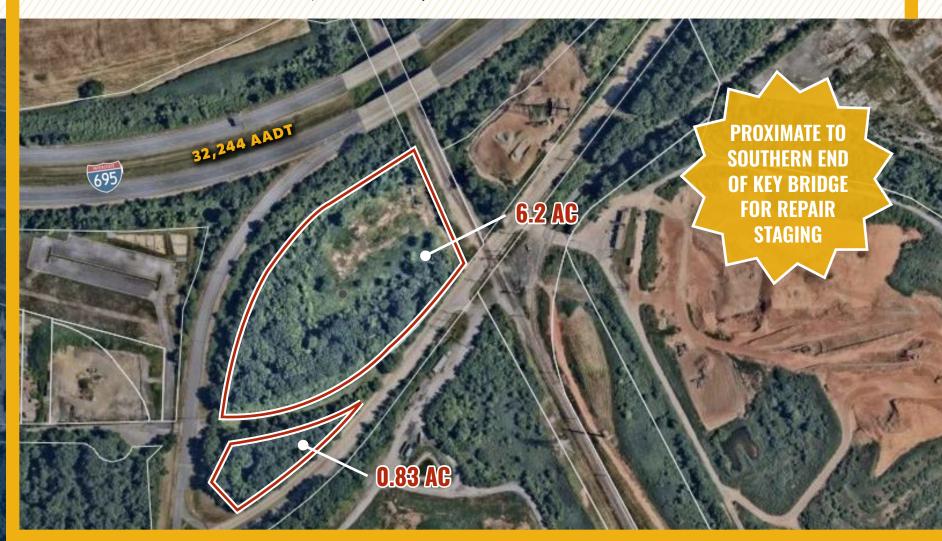




INDUSTRIAL ZONED LAND ADJACENT TO INTERSTATE

3800 FORT ARMISTEAD ROAD | BALTIMORE, MARYLAND 21226





PROPERTY OVERVIEW

HIGHLIGHTS:

- 7.0 +/- Acres of raw industrial land for outside storage, comprised of two parcels
- Quick and easy access to I-695, BWI Airport,
 I-97, I-295, I-895, the Port of Baltimore, and Key
 Bridge construction
- Visibility from I-695 with 32,244 VPD
- Strategic Curtis Bay location allows ease of access to all of Baltimore City, Baltimore County, and Anne Arundel"
- Zoning: I-2 (Baltimore City)

AVAILABLE:

7.03 ACRES +/- RAW LAND

ZONING:

I-2





TRADE AREA

DRIVING DISTANCE TO:



1.0 MILES **2 Min. Drive**



4.6 MILES **6 MIN. DRIVE**



4.8 MILES **10 MIN. DRIVE**



4.9 MILES

10 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)



10.2 MILES
11 MIN. DRIVE

BALTIMORE, MD

14.9 MILES **20 MIN.**

WASHINGTON, DC

39.1 MILES **58 MIN.**

PHILADELPHIA, PA

107.0 MILES **1 HR. 50 MIN.**

RICHMOND, VA

148.0 MILES **2 HRS. 30 MIN.**



FOR MORE INFO CONTACT:



HENRY DEFORD
SENIOR VICE PRESIDENT & PRINCIPAL
410.494.4861
HDEFORD@mackenziecommercial.com



OWEN ROUSE
SENIOR VICE PRESIDENT, INVESTMENT SALES
410.494.6654
OROUSE@mackenziecommercial.com

