



# 4.42 ACRES ± OF INDUSTRIAL LAND

11415 PHILADELPHIA ROAD | WHITE MARSH, MARYLAND 21162

FOR  
SALE

APPROVED  
TO BUILD  
45,000 SF ±



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

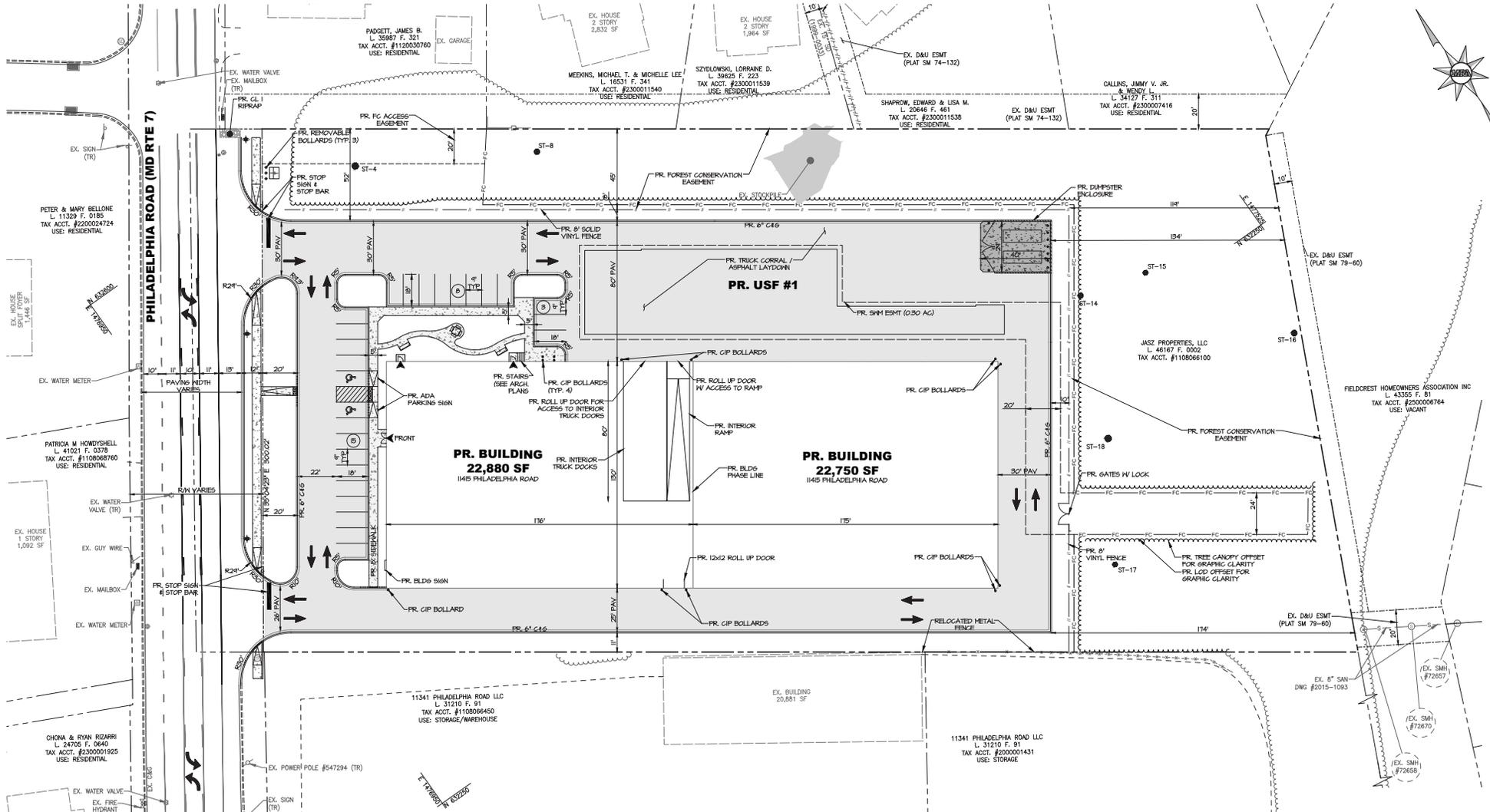
## HIGHLIGHTS:

- Engineered and approved to construct a 45,000 SF  $\pm$  warehouse building
- 300'  $\pm$  of frontage on Philadelphia Road (Rt. 7)
- Easy access to I-95 & I-695 via US Route 40 and MD Route 43/White Marsh Boulevard
- 20 Minutes to Port of Baltimore and Downtown
- Convenient White Marsh location, in close proximity to the White Marsh Mall, The Avenue at White Marsh, Nottingham Square and the new Nottingham Commons

LOT SIZE:	4.42 ACRES $\pm$
FRONTAGE:	300' $\pm$ (PHILADELPHIA RD)
ZONING:	MLR (MANUFACTURING LIGHT, RESTRICTED)
SALE PRICE:	NEGOTIABLE



# SITE PLAN



# LOCAL BIRDSEYE



INTERSTATE  
95

G&A  
RESTAURANT  
TACO LOVE  
GRILL

the yummary

7

PHILADELPHIA RD

PRECISION CONCRETE



# TRADE AREA

## DRIVING DISTANCE TO:

**40** 1.6 MILES  
4 MIN. DRIVE

**43** 2.4 MILES  
5 MIN. DRIVE

**95** 3.0 MILES  
6 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
15.5 MILES  
22 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BWI**  
BALTIMORE WASHINGTON  
INTERNATIONAL  
THURGOOD MARSHALL  
AIRPORT  
24.7 MILES  
25 MIN. DRIVE

**BALTIMORE, MD** 19.8 MILES  
25 MIN.

**WASHINGTON, DC** 53.5 MILES  
1 HR. 5 MIN.

**PHILADELPHIA, PA** 87.2 MILES  
1 HR. 25 MIN.

**RICHMOND, VA** 169.0 MILES  
2 HRS. 45 MIN.



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## **ALTON CURRY**

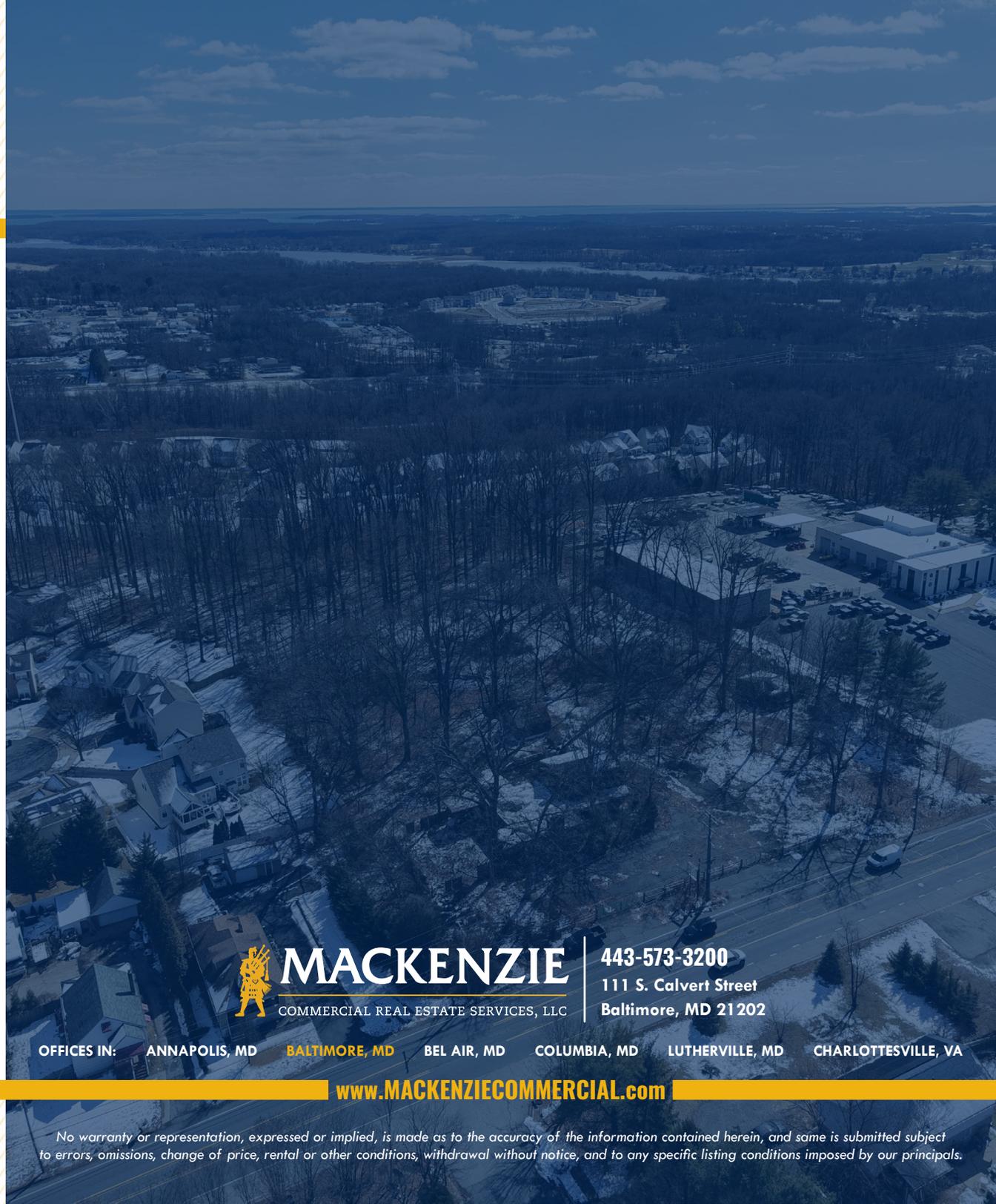
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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