



FOR **LEASE/SALE**

25,000 SF INDUSTRIAL/OFFICE BUILDINGS

1301 TRIMBLE ROAD | EDGEWOOD, MD 21040



**25,000 SF
ON 37 AC**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Two Drive-In Shop Buildings and a 5,000 sf Office Building
- Structures built in 2016
- Office building recently renovated
- Public Water & Septic (Permitted for Public Sewer tie in)

AVAILABLE:

25,000 SF ± TOTAL
OFFICE BUILDING: 5,000 SF

DRIVE-IN
STRUCTURE A:

10,000 SF
99 X 118
18-20 FT CLEARANCE

DRIVE-IN
STRUCTURE B:

10,000 SF
140 X 70
15-18 FT CLEARANCE

LOT SIZE:

37 ACRES

ZONING:

GI (HEAVY INDUSTRIAL)

SALE PRICE:

\$6,000,000

RENTAL RATE:

DRIVE-IN
STRUCTURE B: \$11.00/SF, NNN



GOOGLE STREET VIEW

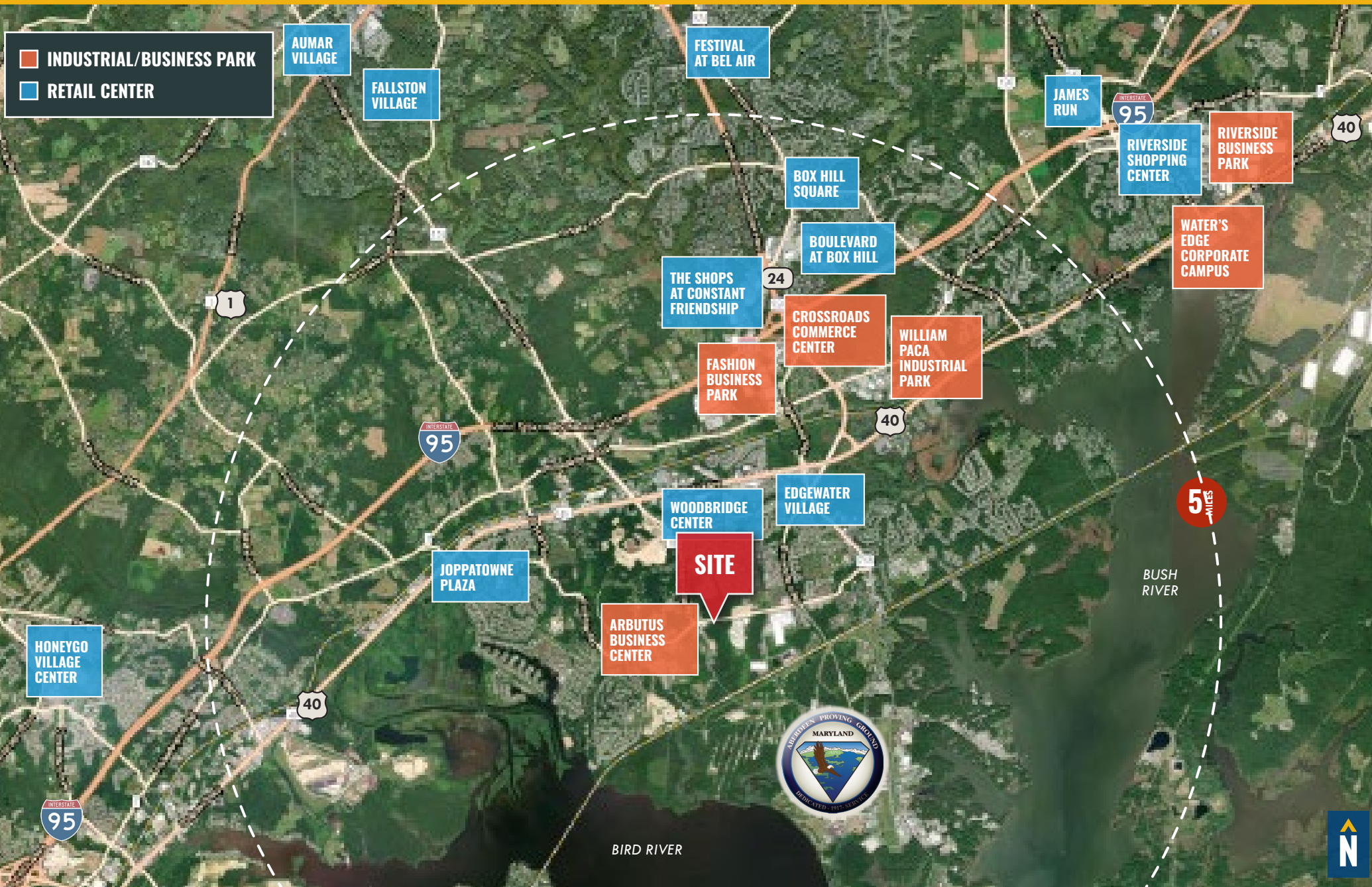


PROPERTY **AERIAL**



**25,000 SF
ON 37 AC**

TRADE AREA



TRADE AREA



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	19.9	35 MIN.
WASHINGTON, DC	59.8	1 HR. 20 MIN.
PHILADELPHIA, PA	83.0	1 HR. 24 MIN.
RICHMOND, VA	168.0	3 HRS. 0 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
SEAGIRT MARINE TERMINAL	20.6	29 MIN.
FAIRFIELD MARINE TERMINAL	22.0	29 MIN.
DUNDALK MARINE TERMINAL	21.2	30 MIN.
BWI AIRPORT	29.6	35 MIN.



PROPERTY PHOTOS



FOR MORE INFO **CONTACT:**



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ANNAPOLIS

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