



FOR LEASE

NORTH GATE BUSINESS PARK @ APG

209 RESEARCH BOULEVARD | ABERDEEN, MARYLAND 21001

Professionally owned
and managed by



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

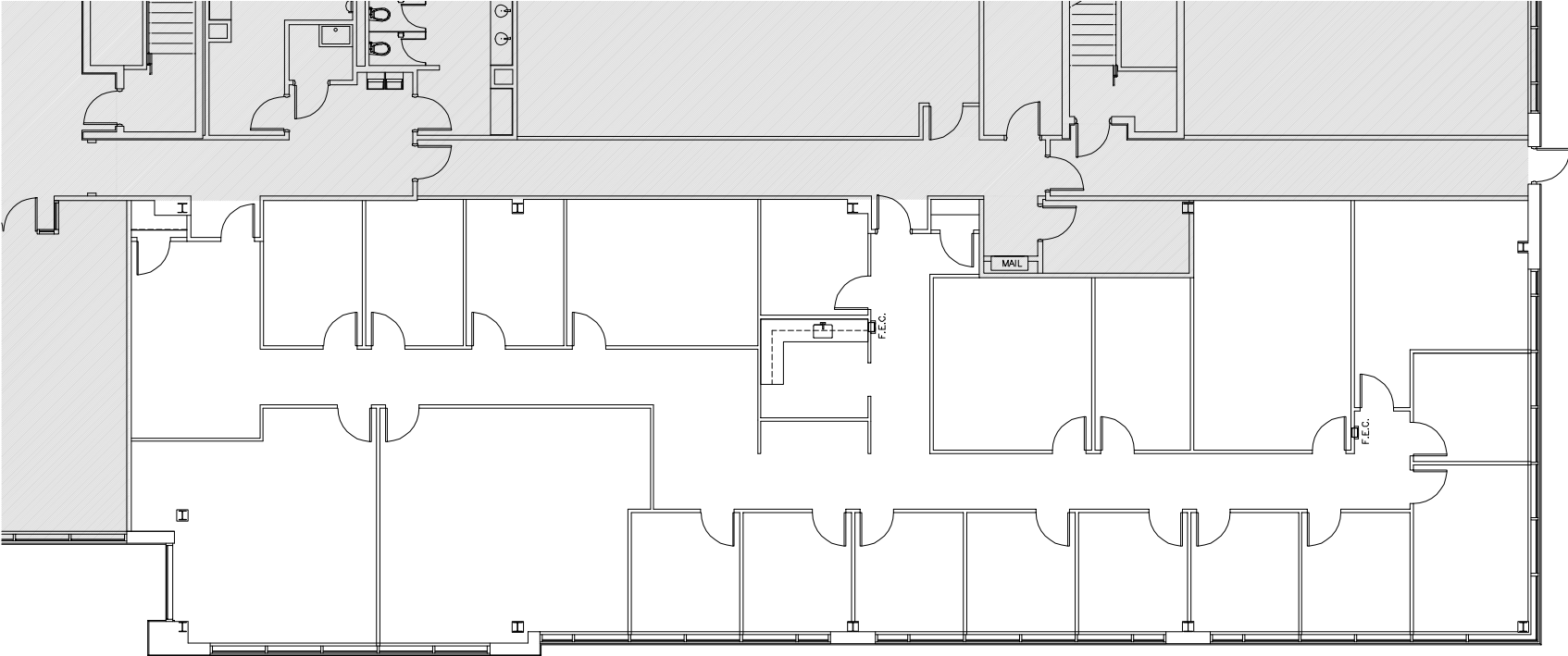
HIGHLIGHTS:

- Located at the North Gate Business Park at Aberdeen Proving Ground
- On-site fitness center available to tenant employees
- Existing tenants in the park include Northrop Grumman, Data Systems, & CAS Inc.
- MTA's Commuter Bus No. 425 offers fast, direct connections between Baltimore and Aberdeen Proving Ground
- Property is located in Harford County Enterprise Zone

AVAILABLE:	SUITE 130: 5,433 SF ± SUITE 150: 7,149 SF ± SUITE 250: UP TO 8,923 SF ± SUITE 350: 13,518 SF ±
BUILDING SIZE:	78,220 SF
PARKING:	4/1,000 SF
ZONING:	B3
RENTAL RATE:	NEGOTIABLE

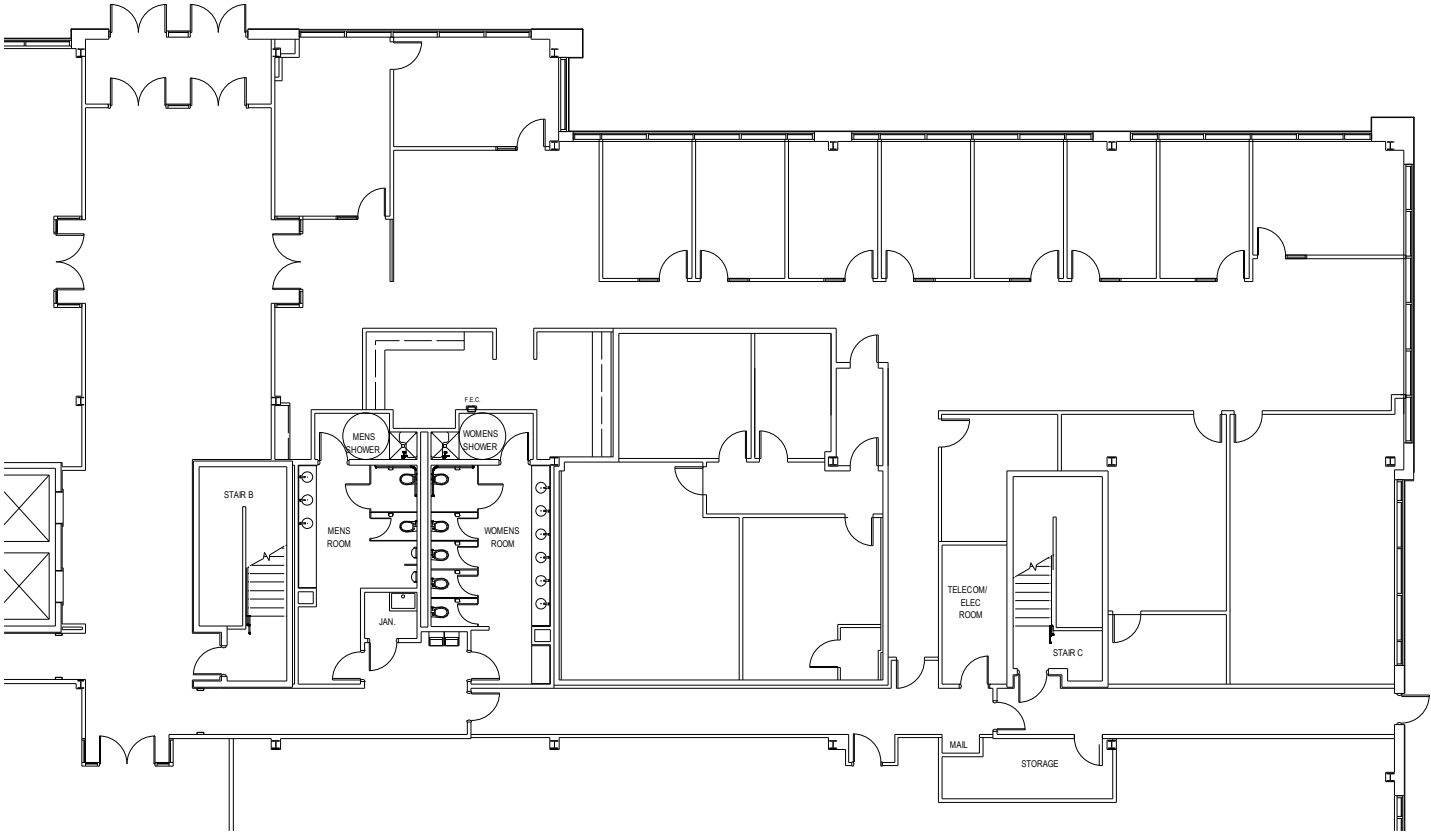


FLOOR PLAN



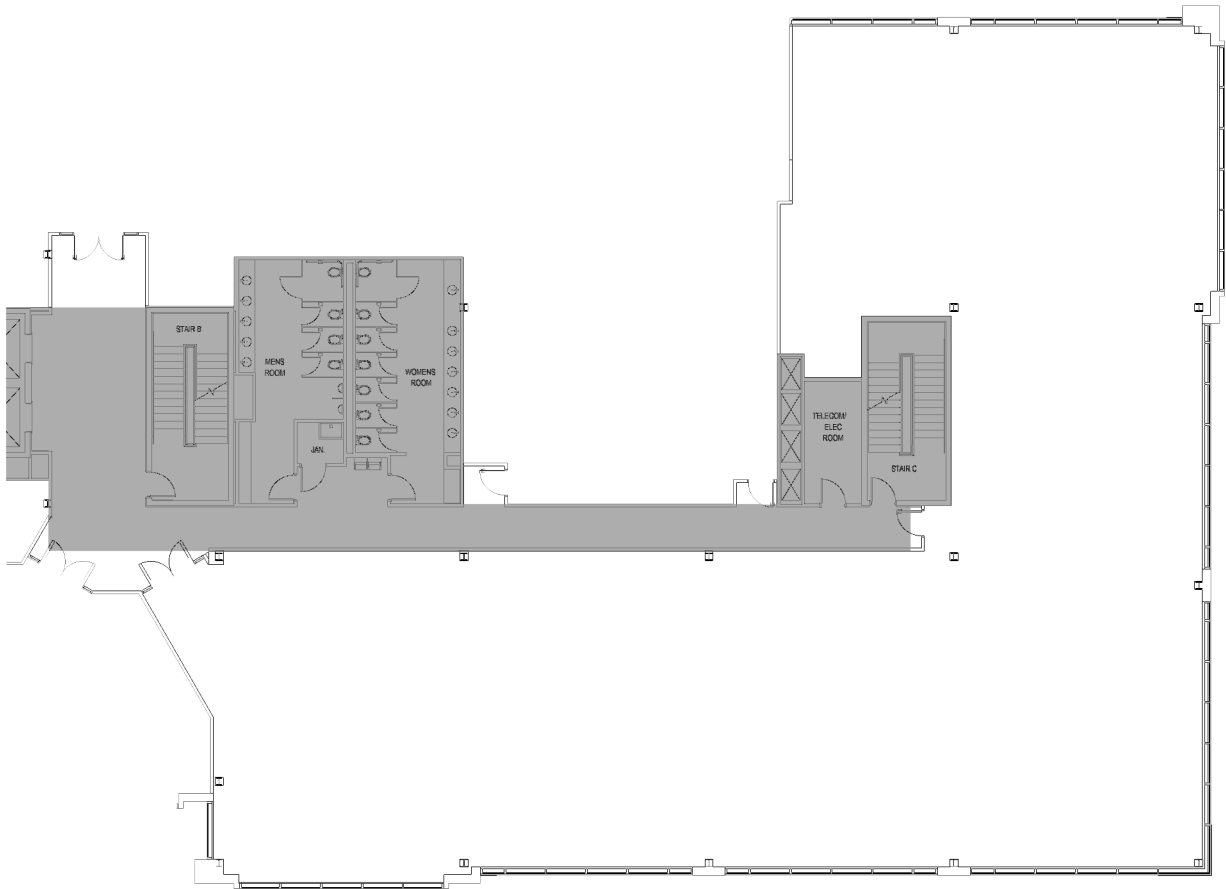
SUITE 130: 5,433 SF

FLOOR PLAN



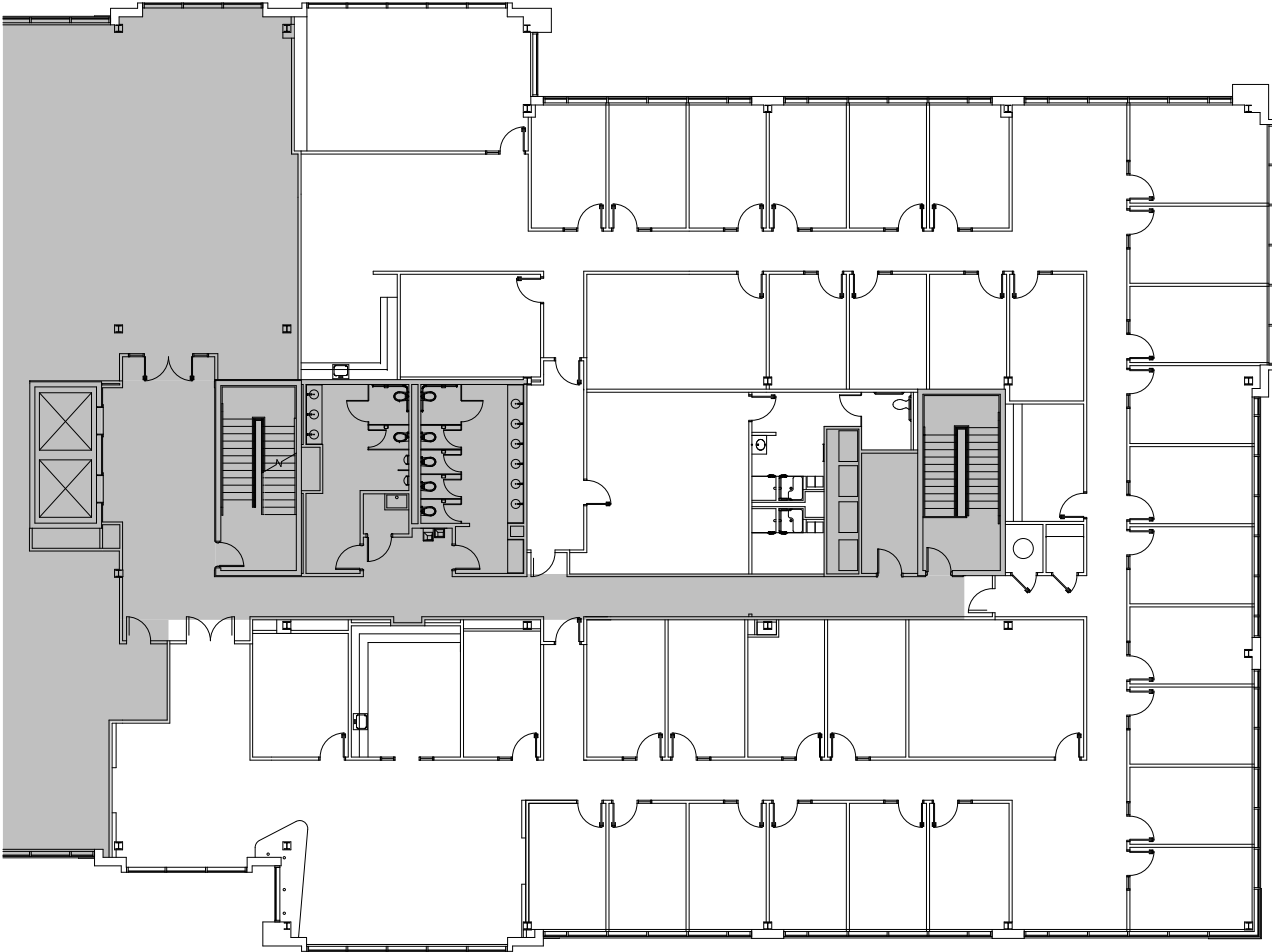
SUITE 150: 7,149 SF

FLOOR PLAN



SUITE 250: UP TO 8,923 SF

FLOOR PLAN



SUITE 350: 13,518 SF

MARKET AERIAL



The Plaza at Beards Hill



Aberdeen Plaza

DOLLAR GENERAL

Aberdeen Marketplace



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,548

25,693

49,643

DAYTIME POPULATION



6,591

27,711

49,797

AVERAGE HOUSEHOLD INCOME



\$70,965

\$108,500

\$114,143

NUMBER OF HOUSEHOLDS



2,236

10,438

20,182

MEDIAN AGE

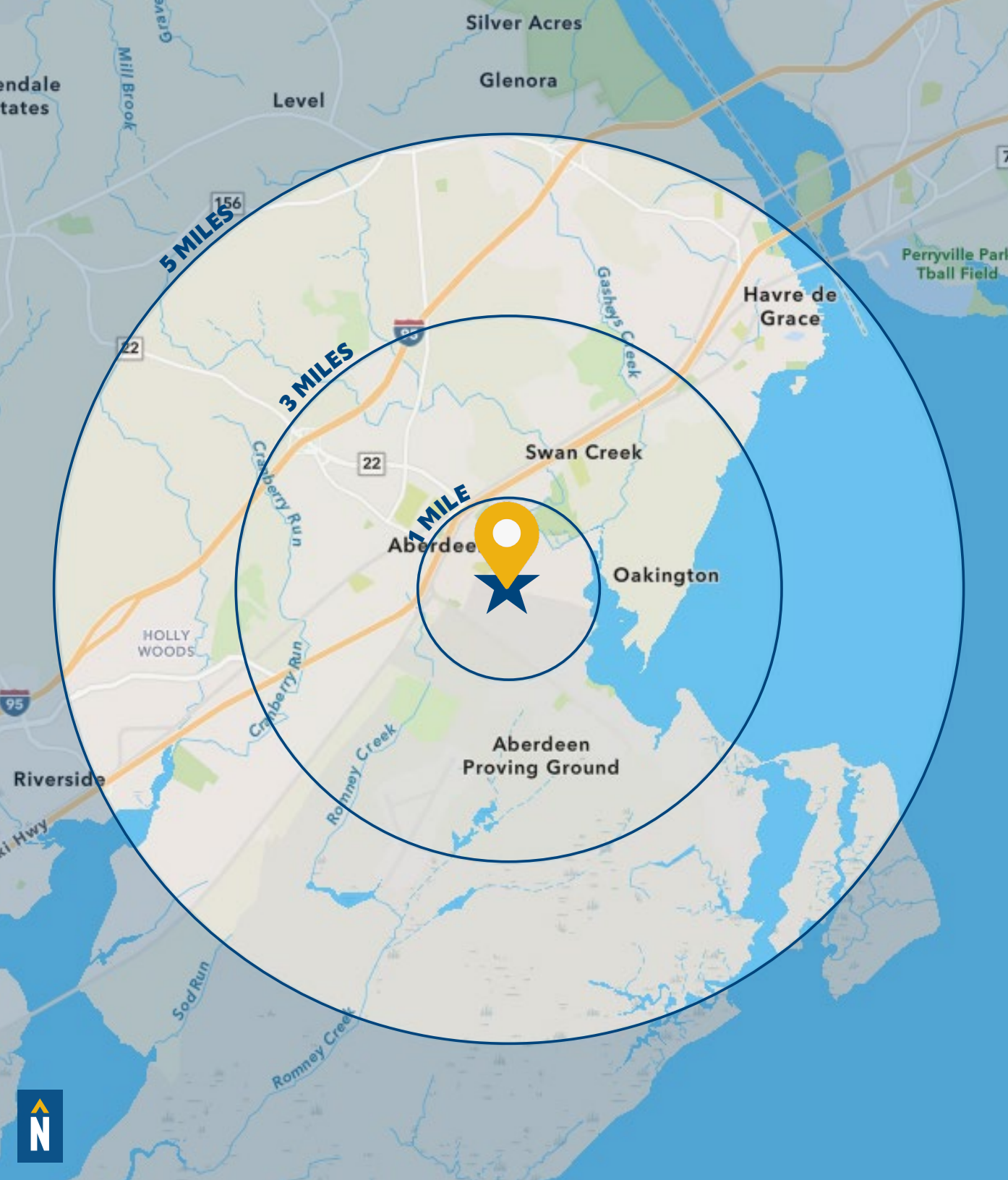


33.3

40.7

41.9

[FULL DEMOS REPORT](#)



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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