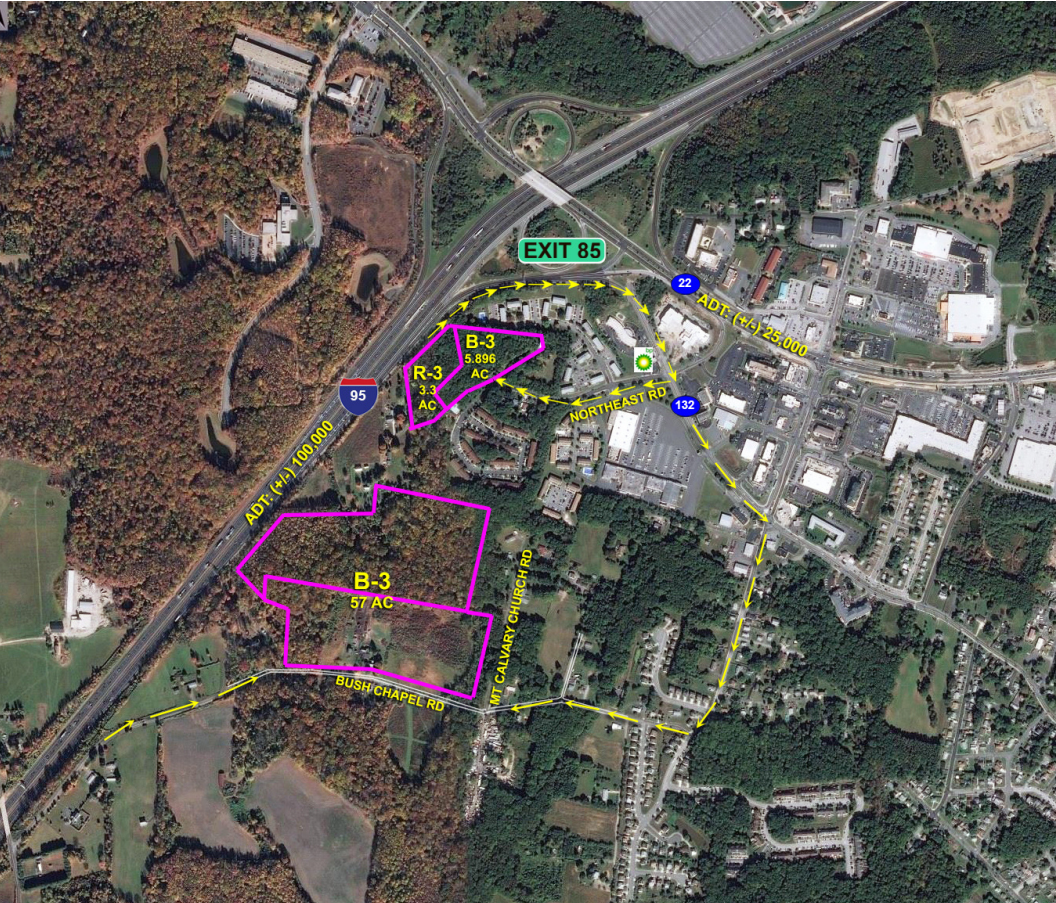


FOR LEASE | I-95 INDUSTRIAL PROPERTY

Bush Chapel Road & Northeast Road Aberdeen, Maryland 21001



Steven L. Cornblatt



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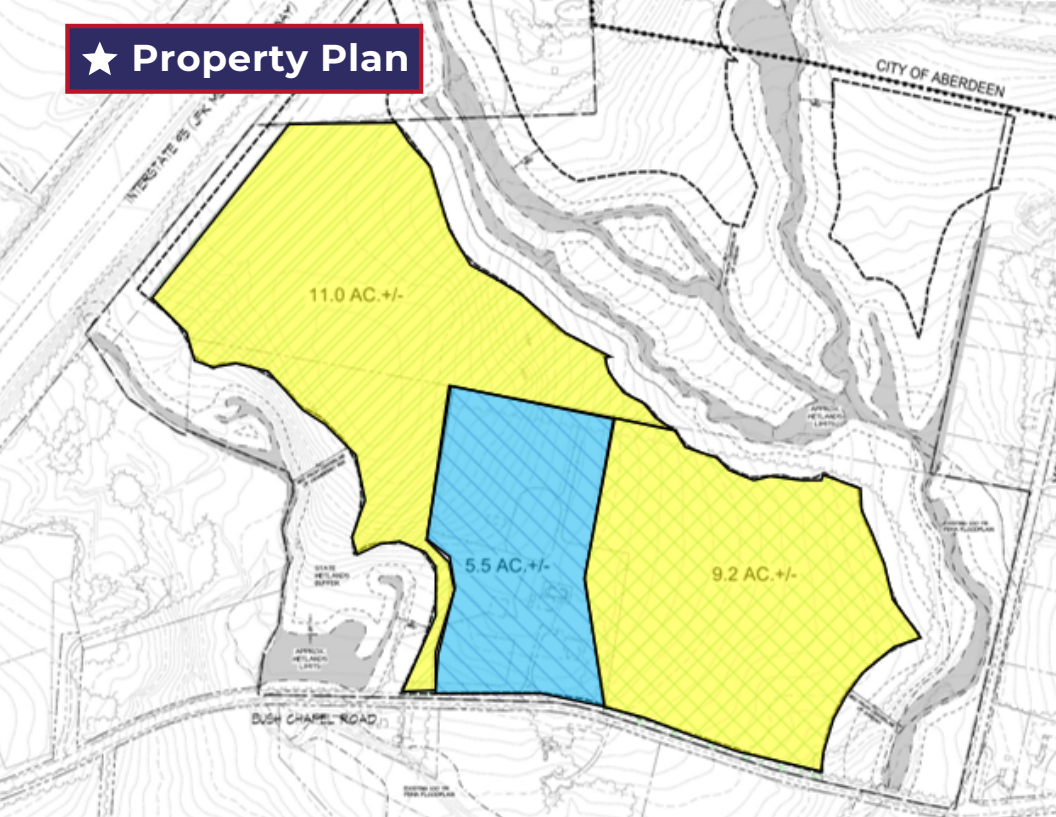
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★ Property Plan



PROPERTY DESCRIPTION

Offering up to 66 acres of commercial / industrial land for lease in Aberdeen, Maryland, located directly off of Exit 85 on I-95 (John F. Kennedy Memorial Highway) and Route 22; approximately 3.5 miles from the Rt 22 entrance gate to APG (Aberdeen Proving Ground). The site has unparalleled highway exposure, visibility and access and is in close proximity to APG. The site is also easy to access from the south via Exit 80; Route 543 (Riverside / Belcamp), Philadelphia Road and South Stepney Road.

Uses include Last Mile Logistics, Warehousing, Vehicle Storage, Outdoor Storage, Contractor Storage as well as Self Storage, Athletic Complex, Multi-Family and Cold Storage Development.

PROPERTY HIGHLIGHTS

- From (+/-) 5 to 66 Gross Acres for Lease in Harford County and City of Aberdeen
- From (+/-) 5 to 26 contiguous usable acres
- Bush Chapel Property Located in Harford County; Up to 57 Contiguous Acres; Private Well & Septic; B-3 Zoned
- Northeast Property Located in City of Aberdeen; Up to 9 Contiguous Acres; Public Water & Sewer; B-3/R-3 Zoned
- Short & Long Term Leases Considered
- "As-is, Where-is Condition"
- Ease of Access to Site From I-95 Via Route 543 (Exit 80) and Route 22 (Exit 85)

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