

**AUTOMOTIVE/
WAREHOUSE**

1310

**FRANKLIN
AVENUE**

ESSEX, MD 21221



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC



**FOR
SALE**

HIGHLIGHTS

- » 14,518 SF \pm warehouse building
- » Partially fenced
- » New roof (2024)
- » Close proximity to Eastern Boulevard/
Route 150
- » Easy access to Route 702, I-695, I-95
and Route 40
- » Ability to add 4 to 6 additional drive ins
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BUILDING SIZE:

14,518 SF \pm

LOT SIZE:

.44 ACRES \pm

CLEAR HEIGHT:

VARIES

DRIVE INS:

1 (ABILITY TO ADD MORE)

POWER:

3 PHASE

ZONING:

**BR / BR AS
(BUSINESS ROADSIDE)
(AUTOMOTIVE SERVICES OVERLAY)**

SALE PRICE:

\$1,200,000

REDUCED!



GOOGLE STREET VIEW







Advance Auto Parts

BALTIMORE COUNTY PUBLIC LIBRARY

SHOPPERS

FAMILY DOLLAR

DOLLAR TREE

MVA

ExpressCare
A LifeBridge Health Partner
URGENT CARE CENTER

Wendy's

POPEYES

boos
moder Little Caesars

150

EASTERN BLVD

EYRING AVE

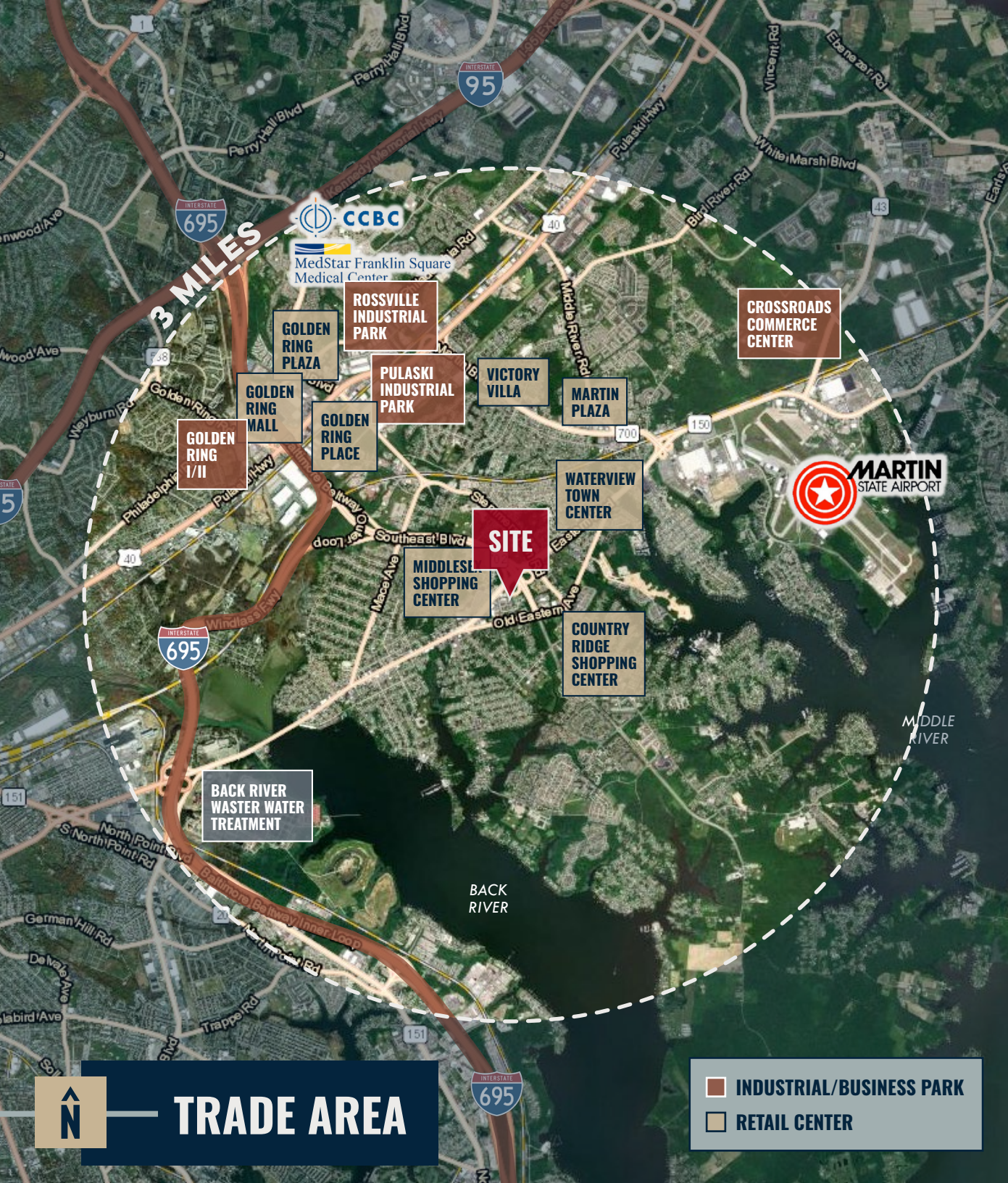
SITE

FRANKLIN AVE

ESSEX AVE

LOCAL BIRDSEYE



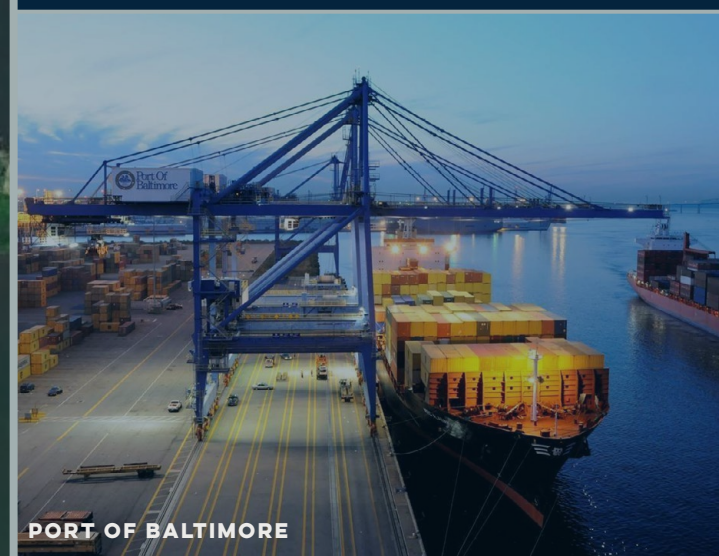


BWI AIRPORT



DRIVING DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	10.4	23 MIN.
WASHINGTON, DC	51.2	1 HR. 8 MIN.
PHILADELPHIA, PA	96.5	1 HR. 35 MIN.
RICHMOND, VA	165.0	3 HRS. 15 MIN.
TRANSPORTATION POINTS OF INTEREST:		
DUNDALK MARINE TERMINAL	9.3	15 MIN.
FAIRFIELD MARINE TERMINAL	15.2	18 MIN.
SEAGIRT MARINE TERMINAL	7.1	19 MIN.
BWI AIRPORT	22.3	24 MIN.



PORT OF BALTIMORE



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