



# WAREHOUSE AND FENCED IOS

1549 ARENA ROAD & 1616 POOLE ROAD | DARLINGTON, MD 21034

FOR  
SALE



5,000 SF ± WAREHOUSE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 5,000 SF ± industrial warehouse building
  - » Three (3) drive-ins
  - » Fenced and gated
- 1,874 SF ± residential building (leased month-to-month)
- Two (2) parcels totaling 4.105 acres ±
- Situated just off of Route 1/Conowingo Road
- Separate meters for multi-tenanting
- 15 minute drive to I-95 and Bel Air, MD

BUILDING 1:	5,000 SF ±
BUILDING 2:	1,874 SF ±
LOT SIZE:	4.105 ACRES ±
DRIVE-INS:	3
ZONING:	CI (COMMERCIAL INDUSTRIAL DIST.) AG (AGRICULTURE)
SALE PRICE:	NEGOTIABLE



1

ARENA RD

POOLE RD

1549 ARENA RD: MLR ZONING

1616 POOLE RD: AG ZONING



# LOCAL BIRDSEYE



80 Harford County Public Library  
Wawa  
Moxley's

Casella

1

POOLE RD

CONOWINGO RD

ARENA RD



# TRADE AREA

## DRIVING DISTANCE TO:

**1** 466 FT.  
1 MIN. DRIVE

**24** 8.6 MILES  
12 MIN. DRIVE

**95** 11.8 MILES  
18 MIN. DRIVE

**PORT OF BALTIMORE**  
36.8 MILES  
45 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)  
*Helen Delich Bentley*

**BWI**  
BALTIMORE WASHINGTON  
INTERNATIONAL  
THURGOOD MARSHALL  
AIRPORT  
45.9 MILES  
50 MIN. DRIVE

**BALTIMORE, MD** 36.1 MILES  
45 MIN.

**WASHINGTON, DC** 74.7 MILES  
1 HR. 20 MIN.

**PHILADELPHIA, PA** 79.4 MILES  
1 HR. 20 MIN.

**RICHMOND, VA** 184.0 MILES  
2 HRS. 50 MIN.



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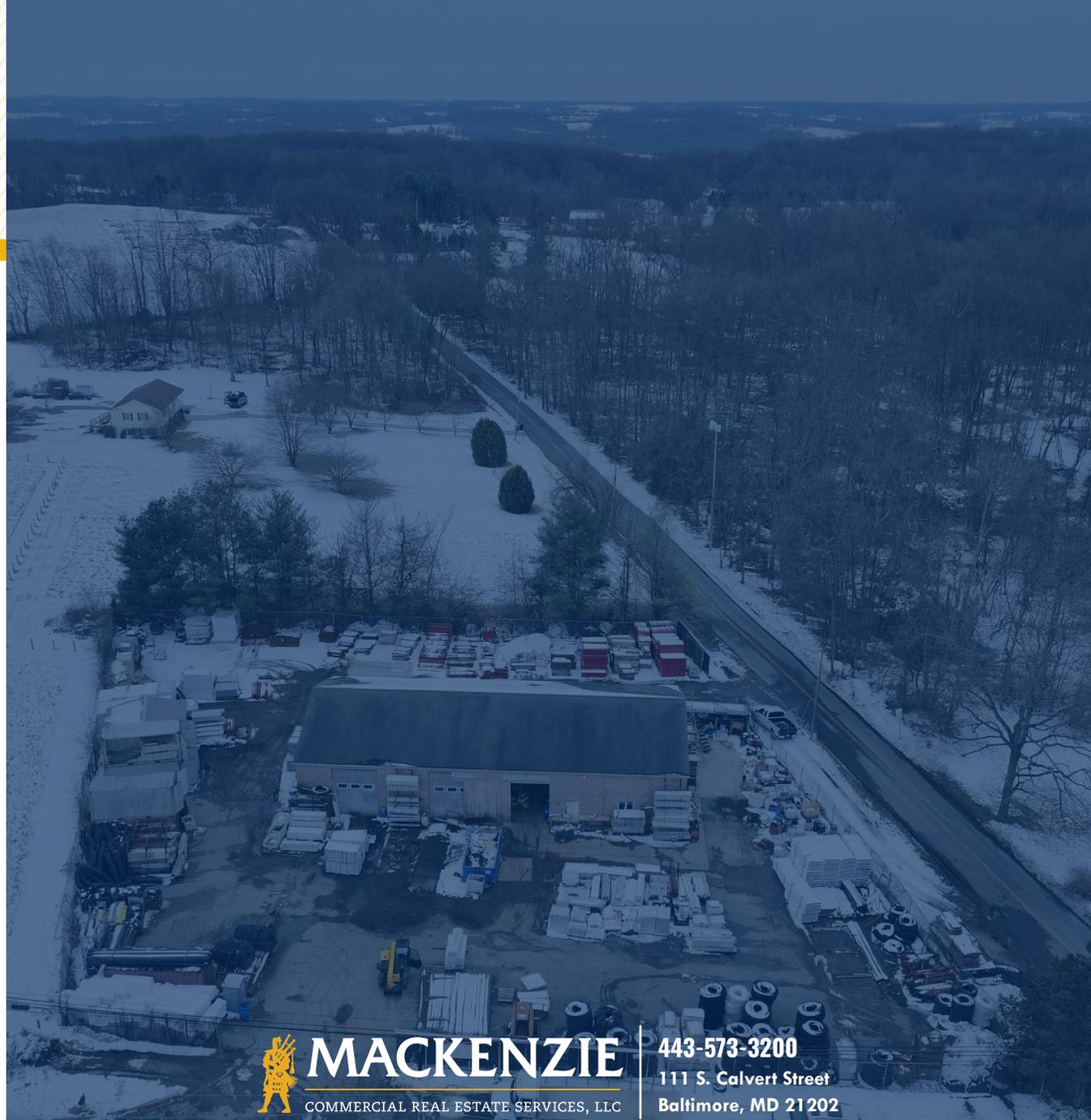
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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