

42,403 SF AVAILABLE 8/1/2025

8415

Kelso Drive

ESSEX, MD

MASRHFIELD BUSINESS PARK



UNPARALLELED I95 CORRIDOR CONNECTIVITY

8415 KELSO DRIVE



Marshfield Business Park boasts immediate access to the region's most heavily utilized thoroughfares and the Port of Baltimore, connecting tenants with a local population boasting market-leading demographics and two major MSA's (Baltimore and Washington, D.C.), combining to represent 9 million residents.

BUILDING SPECIFICATIONS

8415 KELSO DRIVE

289,495 SF
building Size

fully
conditioned

30
dock doors

ESFR
sprinkler system

30'
clear height

171
parking spaces

3
drive-in doors

excellent
access

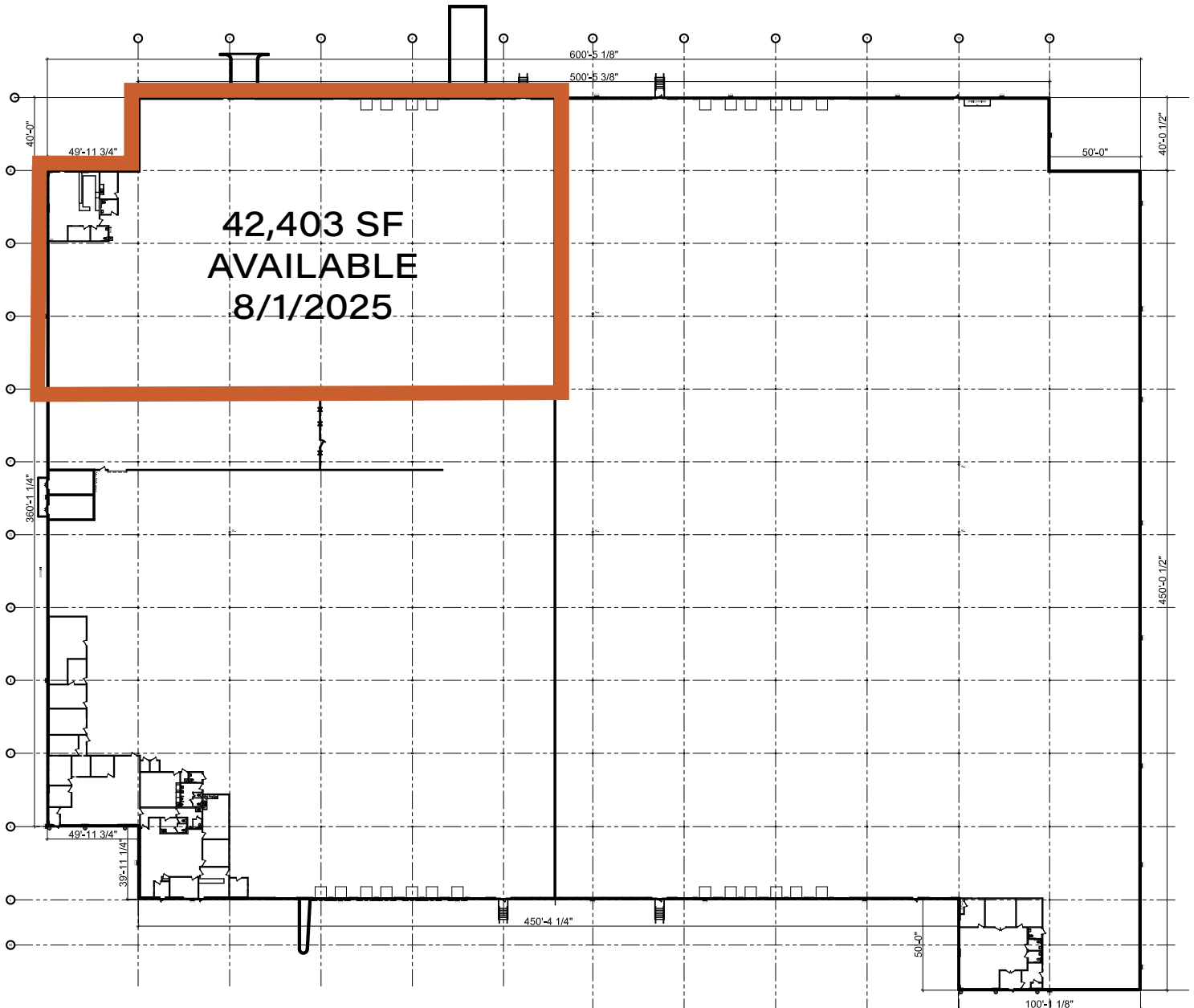
40' x 50'
column width

enterprise
zone



AVAILABLE SPACE DETAILS

8415 KELSO DRIVE



42,403
available sf

4
dock doors

1
drive-in

finished
office space

REGIONAL CONNECTIVITY



**MARSHFIELD
BUSINESS PARK**

KEY DISTANCES	POPULATION	DISTANCE	DRIVE-TIME
Baltimore, MD	2.7 M	10 Miles	± 20 Minutes
Washington, DC	5.6 M	50 Miles	± 1 Hour
Philadelphia, PA	6.0 M	95 Miles	± 1 Hour, 30 Minutes
New York, NY	19.6 M	180 Miles	± 2 Hours, 45 Minutes
Boston, MA	4.6 M	395 Miles	± 6 Hours

STRATEGICALLY LOCATED FOR MAXIMUM EFFICIENCY

Direct Access to I-95, Route 40 and I-695



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CONNECT WITH THE LEASING TEAM TO LEARN MORE

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