

FOR SALE

Baltimore County, MD

PRICE REDUCTION

**INDUSTRIAL
CONTRACTORS YARD**
8813 PHILADELPHIA ROAD
ROSEDALE, MARYLAND 21237

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Andrew Meeder, SIOR

☎ 410.494.4881
✉ ameeder@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

Matthew Curran, SIOR

☎ 443.573.3203
✉ mcurran@mackenziecommercial.com

Daniel Hudak, SIOR

☎ 443.573.3205
✉ dhudak@mackenziecommercial.com

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PRICE REDUCTION

BUILDING SIZE

1,274 sf ±

LOT SIZE

1.85 Acres ±

ZONING

ML (Manufacturing, Light)

ML IM [Industrial, Major District]

BL (Business Local)

SALE PRICE

\$990,000.00

HIGHLIGHTS

- ▶ Public Water, Sewer, and Natural Gas to the property
- ▶ A portion of the property is currently fenced
- ▶ Easy access to major highways (Route 40, I-695 and I-95)



STREET VIEW

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AERIAL

8813 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237



FOR SALE

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LOCAL BIRDSEYE

8813 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237



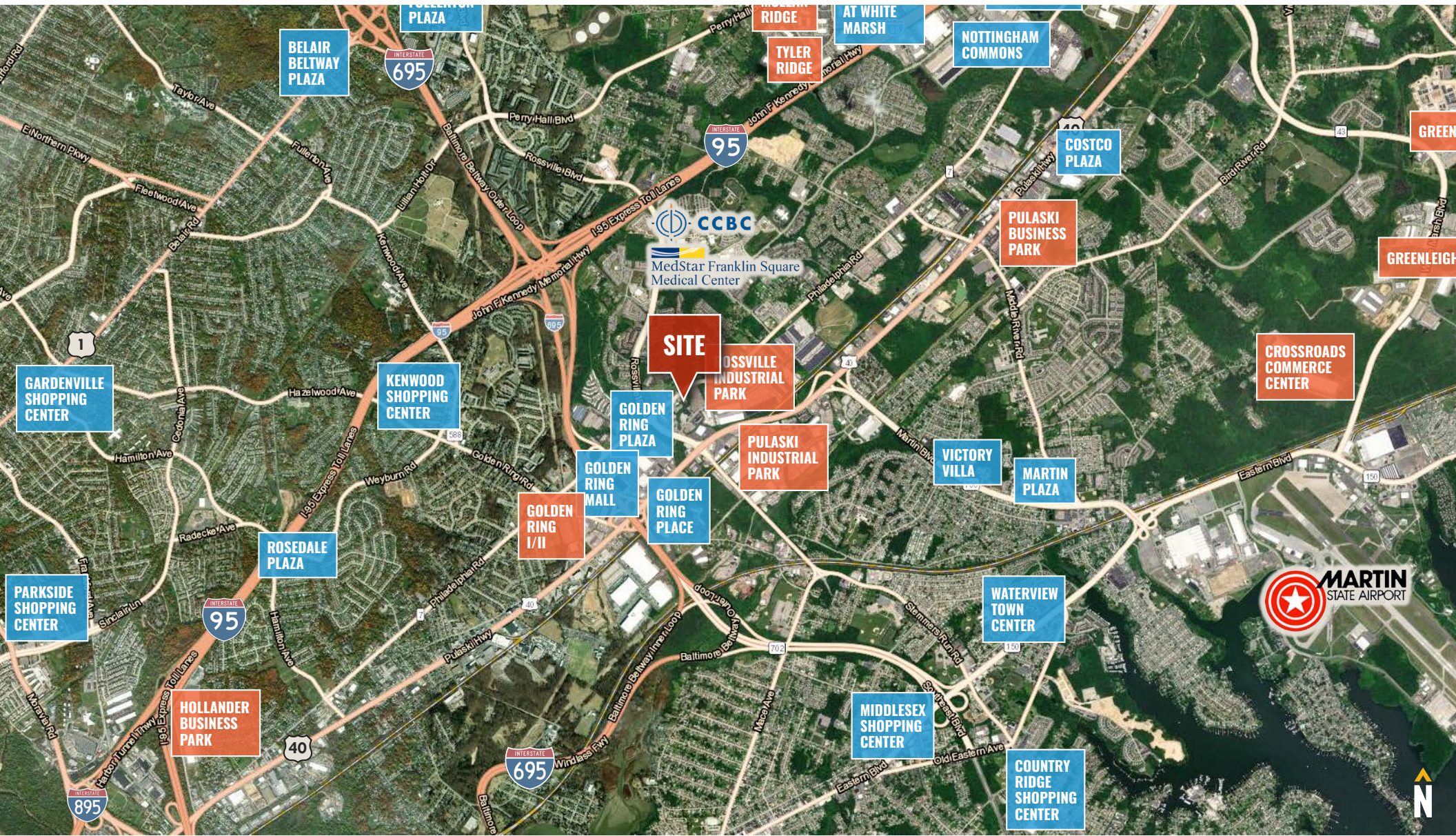
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TRADE AREA

8813 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237

- INDUSTRIAL/BUSINESS PARK
- RETAIL CENTER



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LOCATION

8813 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	8.5	26 MIN.
WASHINGTON, DC	51.3	1 HR. 24 MIN.
PHILADELPHIA, PA	94.0	1 HR. 55 MIN.
RICHMOND, VA	163.0	3 HRS. 20 MIN.

TRANSPORTATION POINTS OF INTEREST:

FAIRFIELD MARINE TERMINAL	12.7	16 MIN.
SEAGIRT MARINE TERMINAL	11.2	17 MIN.
DUNDALK MARINE TERMINAL	11.9	18 MIN.
BWI AIRPORT	20.5	24 MIN.

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ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

410.494.4881

AMEEDER@MACKENZIECOMMERCIAL.COM



MATTHEW CURRAN, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3203

MCURRAN@MACKENZIECOMMERCIAL.COM



DANIEL HUDAK, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3205

DHUDAK@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 111 S. Calvert Street | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

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