

FOR LEASE INDUSTRIAL LAND | 3-4 ACRES

1230 CRONSON BLVD.

1230 Cronson Blvd.
Crofton, MD 21114



OFFERING SUMMARY

Available SF: 0 - 4 Acres

Lease Rate: \$2.50 - 3.50 SF/yr (NNN)

Zoning: W-3

PROPERTY OVERVIEW

For operations that demand more, this 3–4 acre parcel of W-3 Heavy Industrial zoned land delivers the rare combination of permissive zoning and prime Mid-Atlantic positioning.

W-3 Heavy Industrial zoning is among the most flexible industrial designations available, permitting a wide range of uses – including outside storage and heavy operations – that are simply not allowed on standard industrial sites. Whether you're staging equipment, storing materials, or need room to run large-scale operations, this site is built for business that means business.

Ideally situated with direct, convenient access to both Baltimore and Washington, D.C., this property places your operation at the heart of one of the East Coast's most active commercial and industrial corridors. With two major metro markets within easy reach, the logistics advantages are immediate and lasting.

Outside storage space of 3–4 acres is available now. Opportunities like this – the right zoning, the right location, the right size – don't stay on the market long.

PROPERTY HIGHLIGHTS

- 3-4 Acres +/- of Outside Storage Available
- Flexible W-3 Zoning
- Convenient Location in Active Commercial and Industrial Corridor

Presented By:

Scott Douglas

Principal Broker

301.655.8253

sdouglas@douglascommercial.com

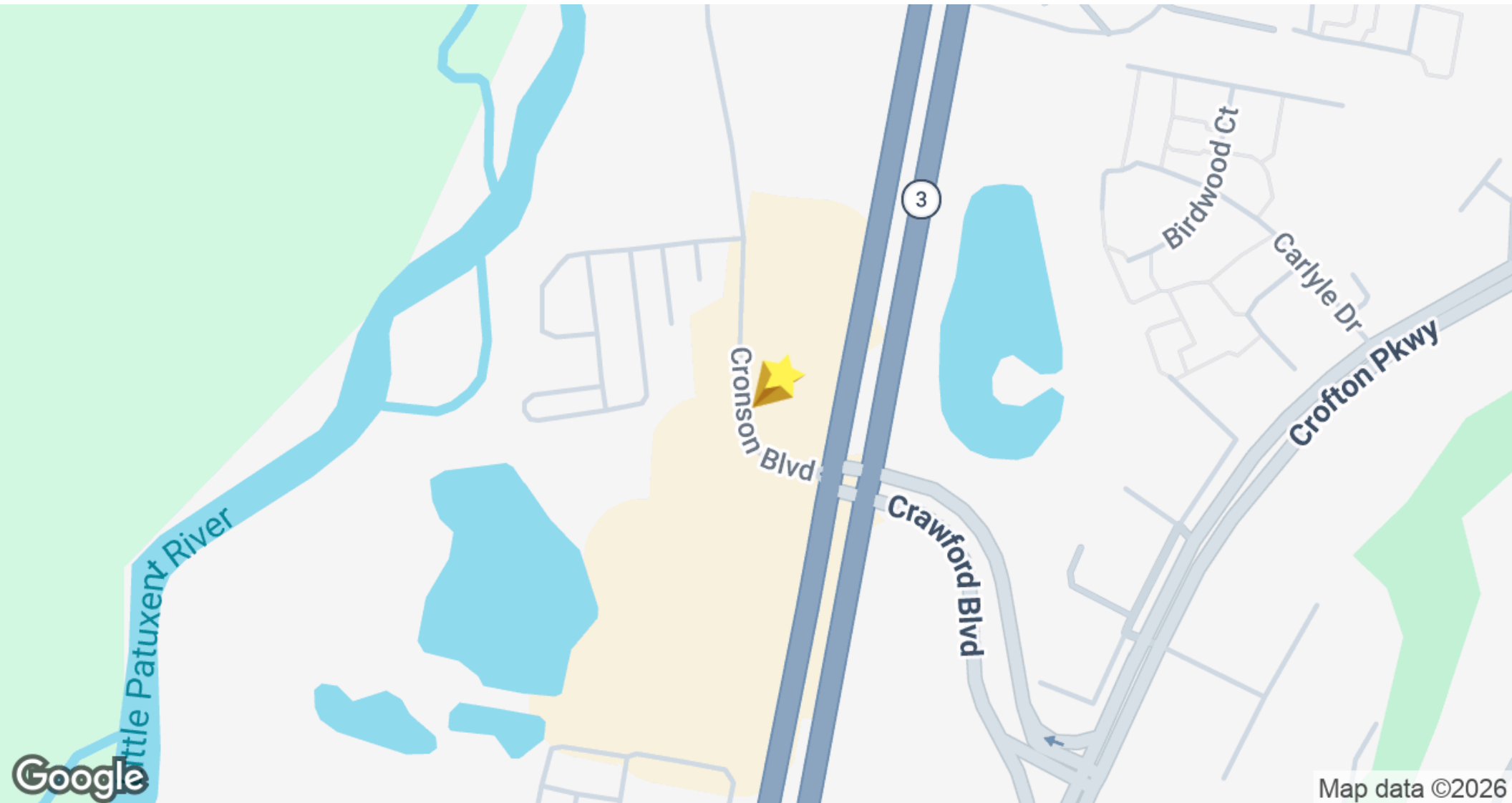
DOUGLAS
COMMERCIAL

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

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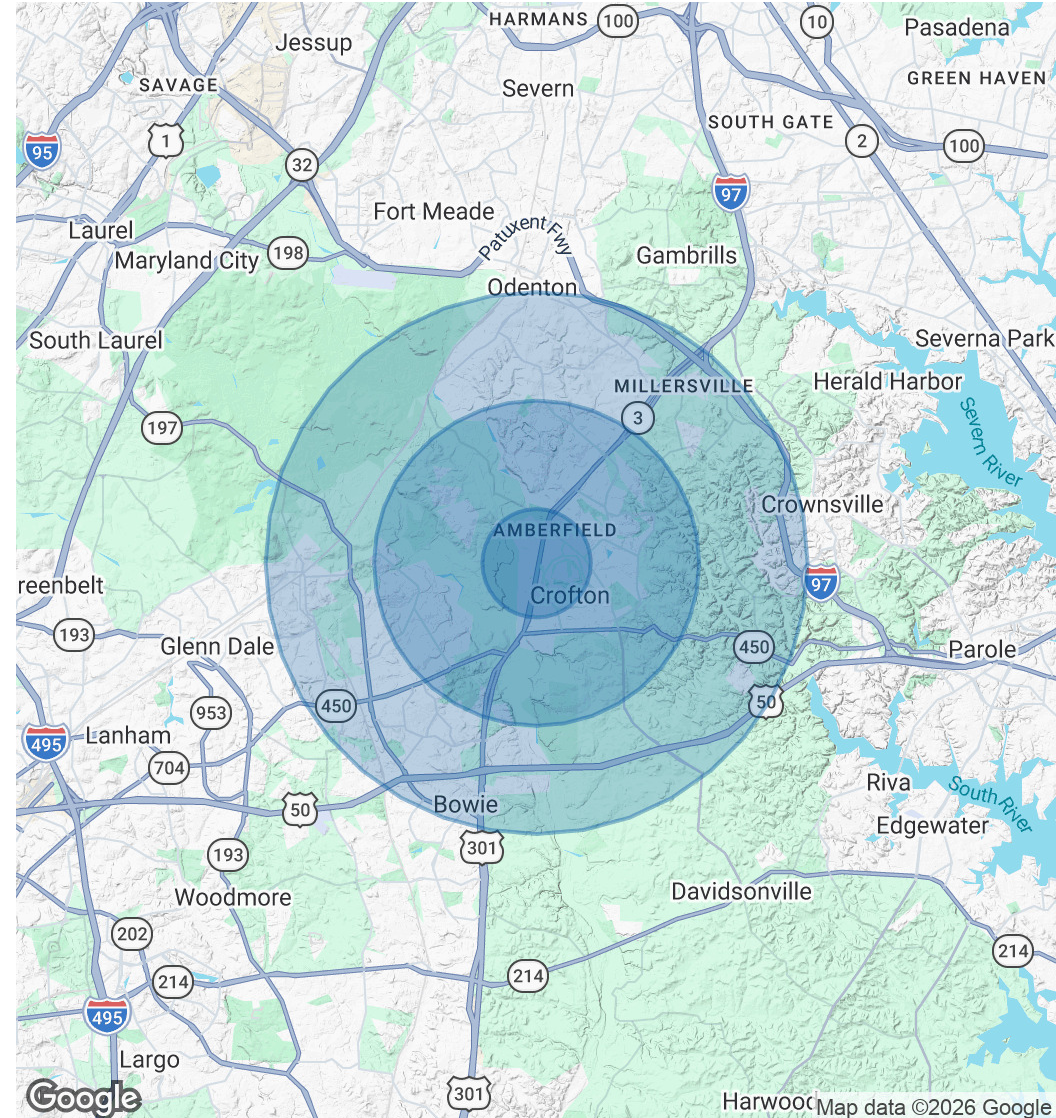
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,658	49,823	109,918
Average Age	37.1	36.4	37.1
Average Age (Male)	37.2	36.4	36.9
Average Age (Female)	36.9	36.3	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,158	18,389	40,135
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$111,863	\$116,143	\$112,605
Average House Value	\$462,216	\$432,749	\$404,163

2020 American Community Survey (ACS)



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