



WATER'S EDGE CORPORATE CAMPUS

111 BATA BOULEVARD | BELCAMP, MARYLAND 21017

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Located between Aberdeen (APG) and Edgewood (APG)
- Excellent access to route 40 and I95
- Free on site parking
- Separate private entrance

AVAILABLE FOR
LEASE/SALE:

UNIT B: 1,670 SF ±

AVAILABLE FOR
SALE:

UNIT C: 1,810 SF ±

YEAR BUILT:

2005

ZONING:

CI (COMMERCIAL INDUSTRIAL DISTRICT)

RENTAL RATE
UNIT B:

\$18.00/SF, FS

SALE PRICE
UNIT B:

\$299,000

SALE PRICE
UNIT C:

\$395,000



[illegible]

DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,528

10,758

36,155

DAYTIME POPULATION



6,491

19,646

67,379

AVERAGE HOUSEHOLD INCOME



\$96,900

\$120,718

\$114,461

NUMBER OF HOUSEHOLDS



2,059

9,011

29,703

MEDIAN AGE



37.5

37.7

38.0

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



BEETLE SMITH
SENIOR VICE PRESIDENT

443.573.3219
BSMITH@mackenziecommercial.com



TOM MOTTLEY
SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3217
TMOTTLEY@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

410-879-1900
3465 Box Hill Corporate Center Drive, Suite F
Abingdon, MD 21009

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD **BEL AIR, MD** COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.