



FOR SALE

21.09 AC ± MARITIME INDUSTRIAL LAND

5301 ANDARD AVE | BALTIMORE, MD 21226



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Cleared, paved, and fenced lot
- Utilities - water and electric to site
- 4 acres of deep water (30' ft approximately) access
- MI- Maritime Industrial zoning supporting port and marine uses
- Prime Port of Baltimore location near Seagirt, Dundalk, CSX, BWI & major logistics hubs
- Ideal for owner user or investor
- \$315,000 / year in income between 4 tenants, occupying about 5 acres with flexible terms
- Taxes - \$59,510.54/year

LOT SIZE:	21.09 ACRES ±
YEAR BUILT	1955
ZONING:	MARITIME INDUSTRIAL (MI)



LAND SURVEY



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



CURTIS CREEK DRAWBRIDGE



CURTIS CREEK

SITE

PENNINGTON AVE

E&M MACHINERY INC

McLean



TRADE AREA

DRIVING DISTANCE TO:

 2.4 MILES
7 MIN. DRIVE

 1.7 MILES
6 MIN. DRIVE

 4.6 MILES
12 MIN. DRIVE

 3.1 MILES
10 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

 10.2 MILES
18 MIN. DRIVE

BALTIMORE, MD 7.5 MILES
21 MIN.

WASHINGTON, DC 38.3 MILES
1 HR. 5 MIN.

PHILADELPHIA, PA 104 MILES
1 HR. 54 MIN.

RICHMOND, VA 148 MILES
2 HRS. 35 MIN.



FOR MORE INFO **CONTACT:**



CHRIS BOLAND

VICE PRESIDENT

410.494.6644

CBOLAND@mackenziecommercial.com



PATRICK SMITH, SIOR

VICE PRESIDENT

410.494.4866

PSMITH@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

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

www.MACKENZIECOMMERCIAL.com



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