

Property Overview

There are two buildings located on the property: 1) large warehouse containing 59,398 +/- square feet and 2) a smaller retail building containing 2,197 +/- square feet. They have flat roofs, large footprints, and surrounding parking areas, ideal for a mix of warehouse, light manufacturing, retail, or office space. The landscaping is well maintained, and the property layout suggests easy truck maneuvering and good visibility from nearby roads.

Location, Transportation Access, and Community Advantages:

Highway & Road Connectivity

- **Interstate 695 (I-695)**, the **Baltimore Beltway**, runs nearby and provides quick access to major regional highways including **I-95**.
- **Maryland Route 702 (MD 702)**, also known as **Southeast Boulevard**, is just off I-695 and runs east into Essex—offering a fast, controlled-access route very close to Kelso Drive.
- **Maryland Route 150 (Eastern Ave/Eastern Blvd)** is another major corridor linking Baltimore with Essex and Middle River, and it connects to I-95, I-695, and other regional routes.
- **Maryland Route 700 (Chesapeake Park Place)** intersects Kelso Drive nearby and connects to **US 40 (Pulaski Highway)**, boosting access across the region.
- A nearby **I-695 Exit (35B)** provides very close highway access—just minutes from the property.

Regional Logistics Advantages

- Proximity to interstates and state routes makes this location **logistically strong**—ideal for deliveries, commuting staff, and supplier access.
- The area is known for **industrial and flex-space developments** that benefit from excellent connectivity, such as nearby properties at 8411 Kelso Drive (with direct access to I-95 and the Port of Baltimore).

Community & Amenities Proximity

- The property sits within a **mixed-use retail and light industrial zone**, with nearby centers like **The Centre at Golden Ring**, Sam's Club, Best Buy, Home Depot, and lodging options.
- A **transit network** serves the area with bus stops located at **Kelso Drive & Martin Boulevard** and **Kelso Drive & Rossville Boulevard**—useful for employees or customers using public transport.

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- Civic facilities, such as the **District Court of Maryland (Baltimore County)**, are located just across the street or nearby, adding to the location's community connectivity.

Summary: Major Location Advantages

Advantage Area	Details
Logistics & Transport	Quick access to I-695 via Exit 35B, plus easy reach to MD 702, MD 150, MD 700, and US 40 for regional connectivity.
Visibility & Frontage	Street-facing retail presence with ample parking for customers and delivery vehicles.
Retail & Business Cluster	Positioned among major retail and business destinations—driving traffic and offering ancillary services.
Public Transit Access	Nearby bus routes provide commuter and foot traffic access.
Community Assets	Close to civic buildings, shopping centers, and local amenities for both employees and visitors.