



# INDUSTRIAL LAND

7651 OLD TELEGRAPH ROAD | SEVERN, MARYLAND 21144

FOR  
SALE



PROPOSED  
**25,600 SF**  
OFFICE/FLEX  
BUILDING

SEE PG. 3



**2.0 AC ±**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 2.0-Acre site zoned W1 (Industrial Park)
- Proposed 2-story, 25,600 SF flex building (see pages 3-6)
- Adjacent to Telegraph Road Business Park
- Public water, with planned sewer service
- Priority funding area
- Located just outside of BWI Airport and the BWI Commerce Park
- Easy access to Route 100, I-97 and I-295

LOT SIZE:

2.0 ACRES ±

ZONING:

W1 (INDUSTRIAL PARK)

SALE PRICE:

\$700,000



# PROPOSED CONCEPT PLAN



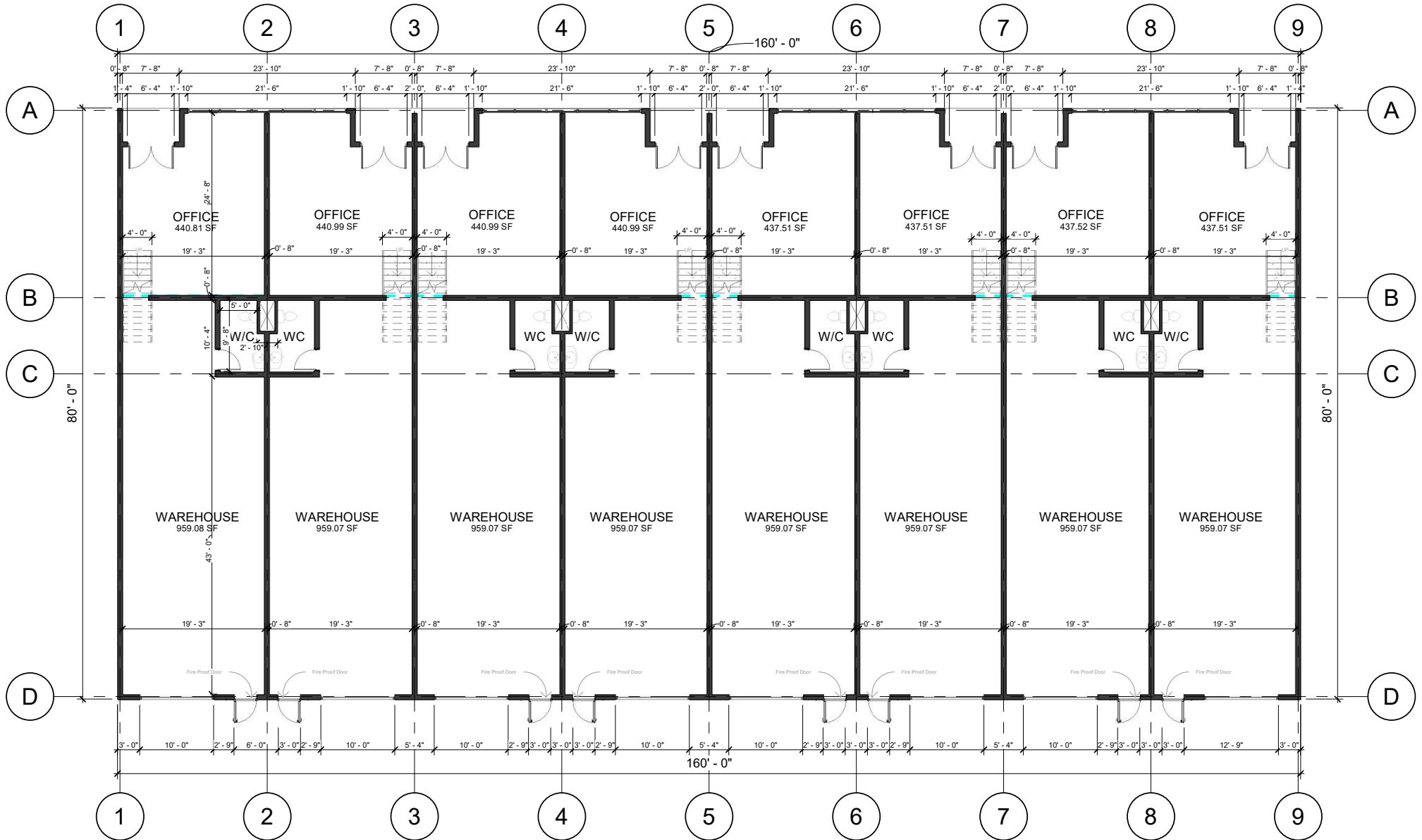
MERRIWEATHER WAY

OLD TELEGRAPH RD

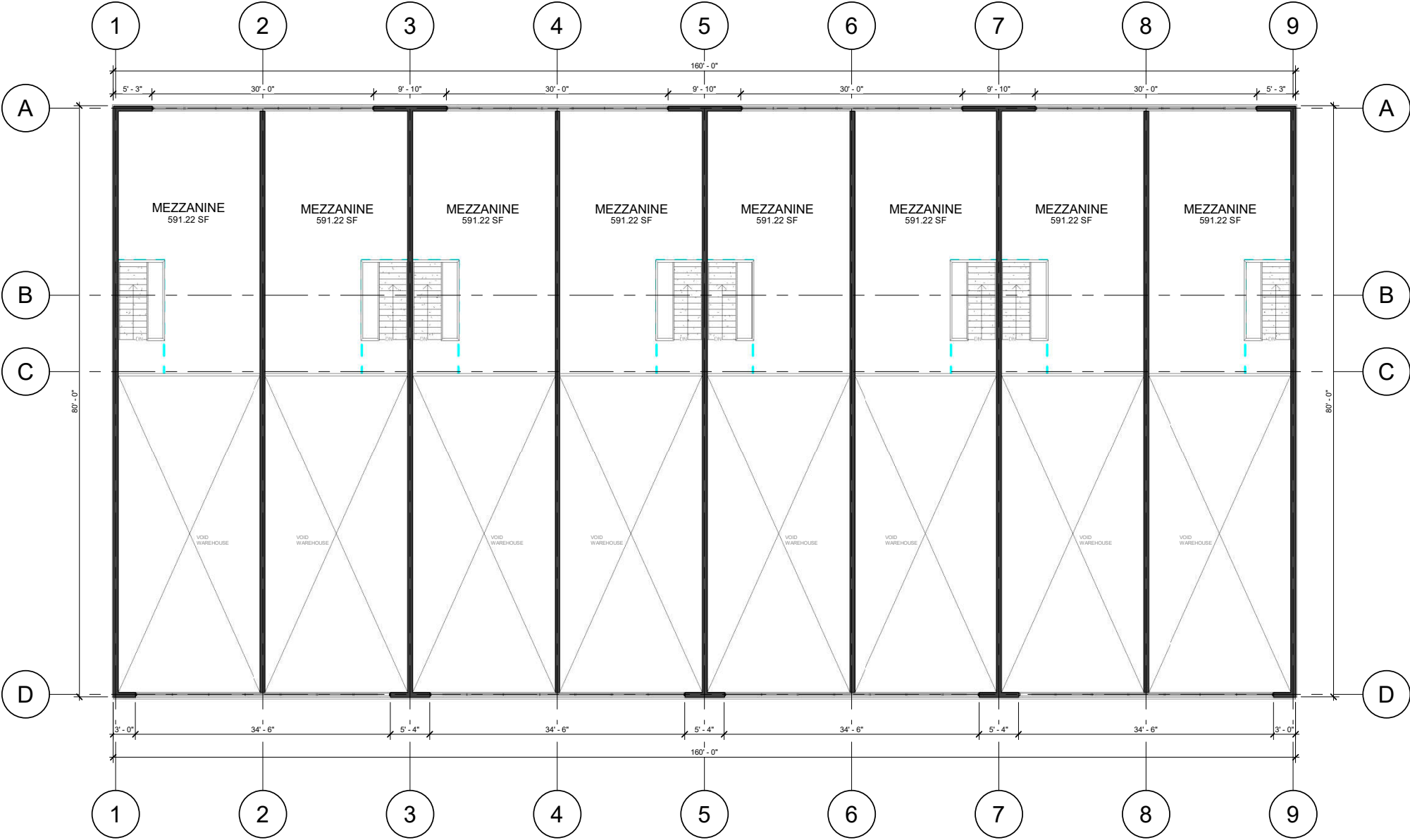
25,600 SF  
2 STORIES



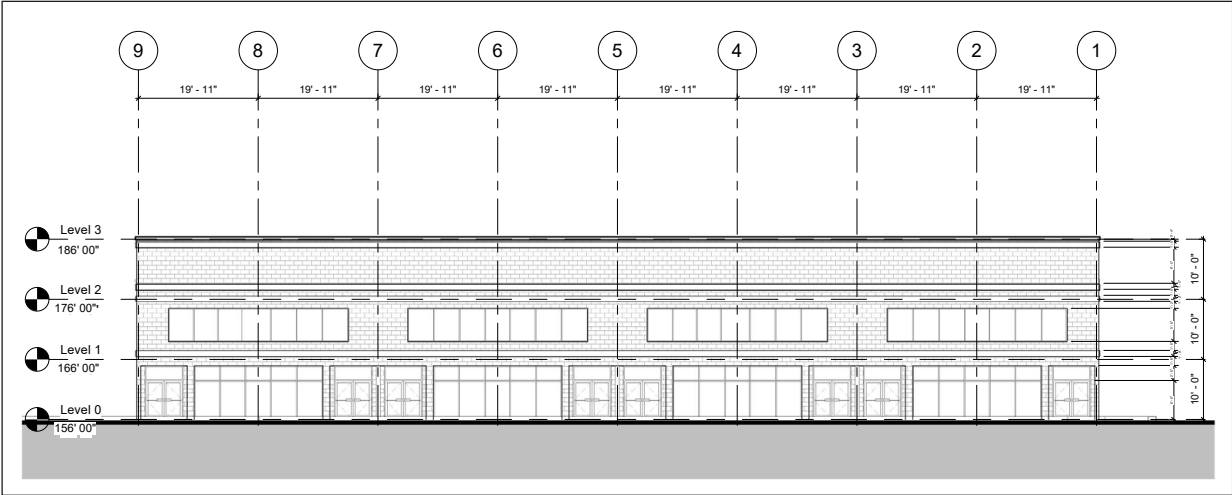
# PROPOSED GROUND FLOOR PLAN



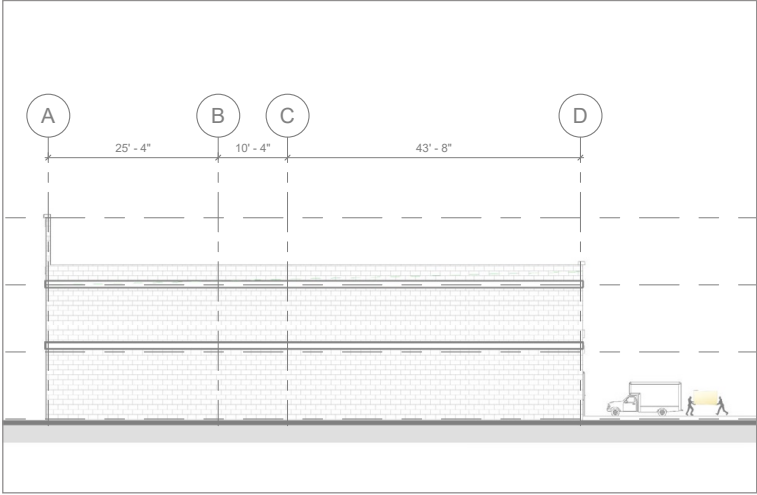
# PROPOSED 1ST FLOOR PLAN



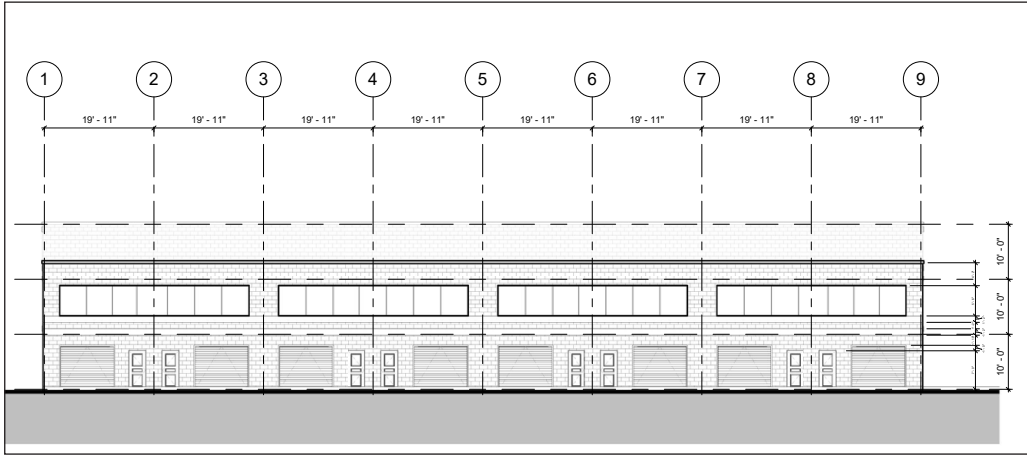
# PROPOSED RENDERINGS



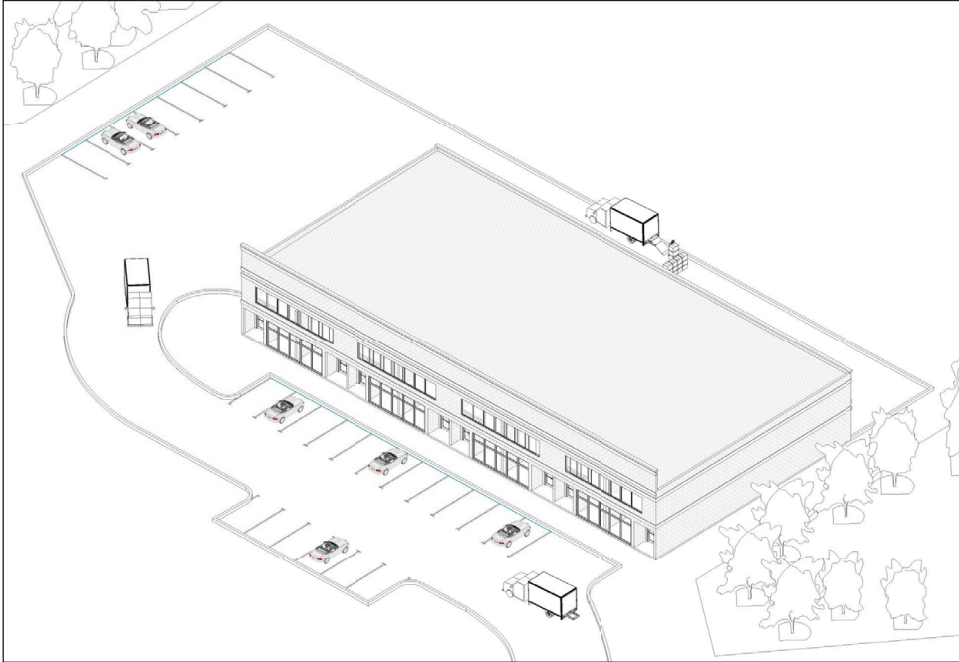
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



# LOCAL BIRDSEYE



**BWI**  
BALTIMORE/WASHINGTON  
INTERNATIONAL  
*Thurgood Marshall*  
AIRPORT

TEETEE'S  
EVENT HALL

Western Cary  
Building Products

1-800-  
PACK-RAT  
Curtains

M&T Bank

BURGER KING

AMPLE

VMW  
EXPRESS  
CP RANKIN  
POORING GARAGE

SOLUT  
TERMINIX  
Asbestos & Lead  
PALETTA

7  
ELEVEN

MORNINGSIDE HOUSE  
SENIOR LIVING

BFPE  
INTERNATIONAL  
FOR SAFETY SECURITY

BEAL

176

DORSEY RD

SITE

Jacobs

OLD TELEGRAPH RD

KeyW

100

THE RESIDENCES AT  
SANDY FARMS

170

merritt  
clubs



# TRADE AREA

## DRIVING DISTANCE TO:

**100** 2.0 MILES  
5 MIN. DRIVE

**INTERSTATE 97** 2.9 MILES  
8 MIN. DRIVE

**295** 4.9 MILES  
8 MIN. DRIVE

**BWI** 4.1 MILES  
7 MIN. DRIVE

**PORT OF BALTIMORE** 10.7 MILES  
20 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)

**BALTIMORE, MD** 14.1 MILES  
30 MIN.

**WASHINGTON, DC** 32.6 MILES  
57 MIN.

**PHILADELPHIA, PA** 112.0 MILES  
2 HRS. 10 MIN.

**RICHMOND, VA** 149.0 MILES  
2 HRS. 30 MIN.





# FOR MORE INFO **CONTACT:**



**BRYAN HERR**

VICE PRESIDENT

**443.875.7505**

**BHERR@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**443-573-3200**

111 S. Calvert Street  
Baltimore, MD 21202

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.*