



2.17 AC CONTRACTORS YARD

11718 EASTERN AVE | MIDDLE RIVER, MARYLAND 21220

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,400 +/- SF Warehouse/Shop
- 14' ft clear height
- 2.1 Acres of outside storage
- Corner Lot
- Fully fenced and secured with multiple access points
- Three (3) drive-in doors, and One (1) Oversized drive-in

BUILDING SIZE:

2,400 SF WAREHOUSE/SHOP

LOT SIZE:

2.17 ACRES TOTAL

LOADING:

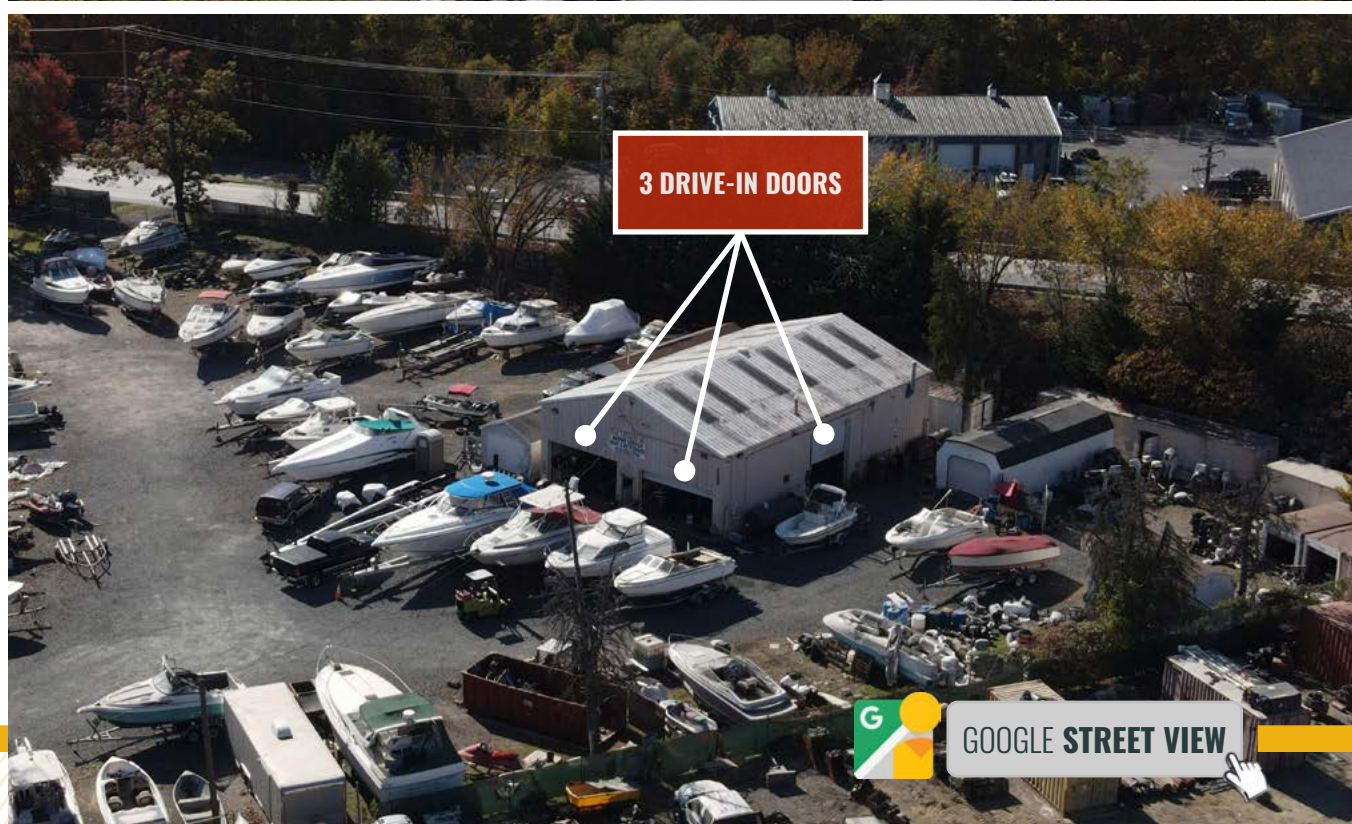
3 DRIVE-INS, 1 OVERSIZED

ZONING:

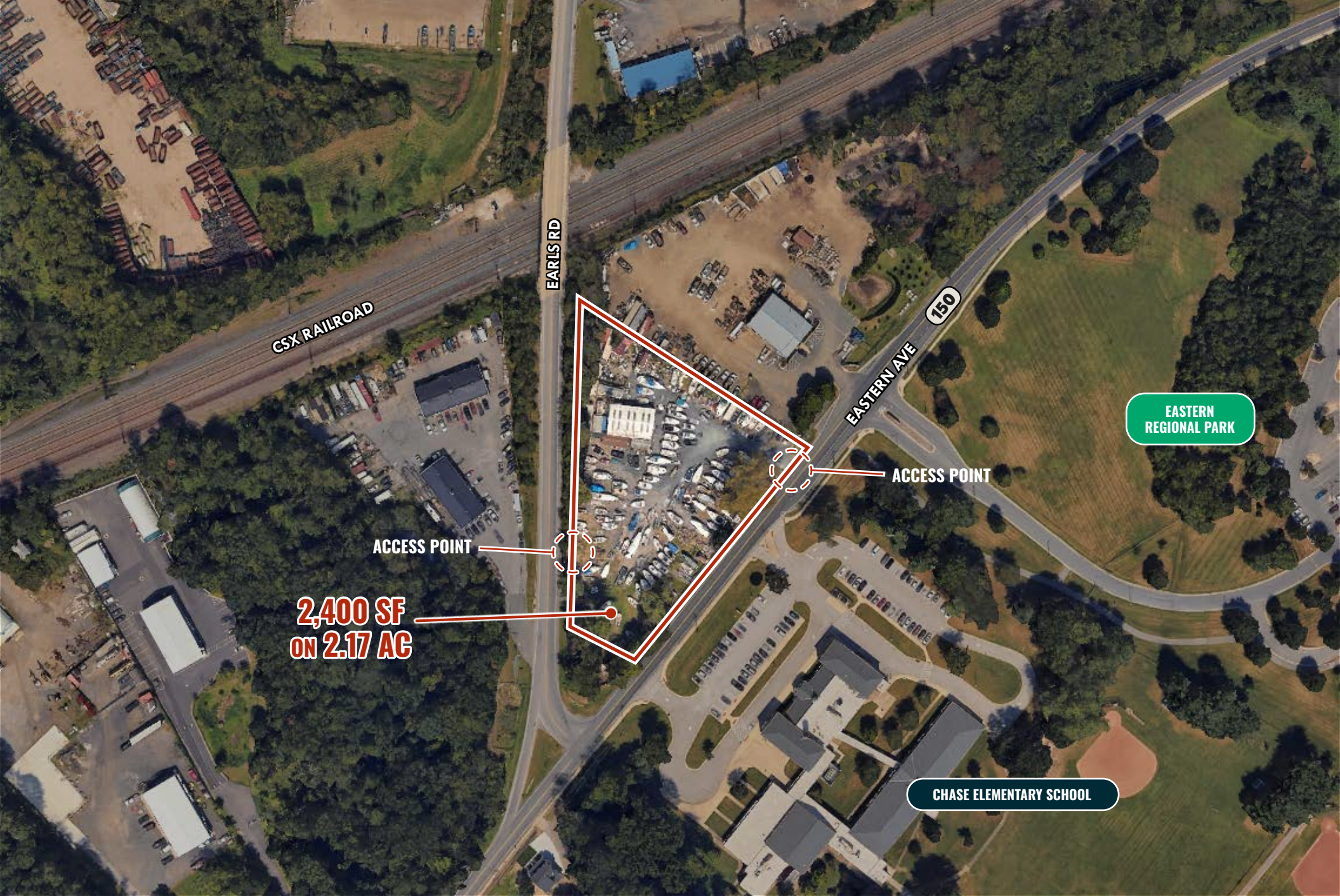
ML

PRICE:

NEGOTIABLE



AERIAL



CSX RAILROAD

EARLIS RD

150

EASTERN AVE

EASTERN REGIONAL PARK

ACCESS POINT

ACCESS POINT

2,400 SF
ON 2.17 AC

CHASE ELEMENTARY SCHOOL

TRADE AREA

DRIVING DISTANCE TO:

 6.2 MILES
11 MIN. DRIVE

 4.2 MILES
8 MIN. DRIVE

 7.9 MILES
13 MIN. DRIVE

 27 MILES
35 MIN. DRIVE

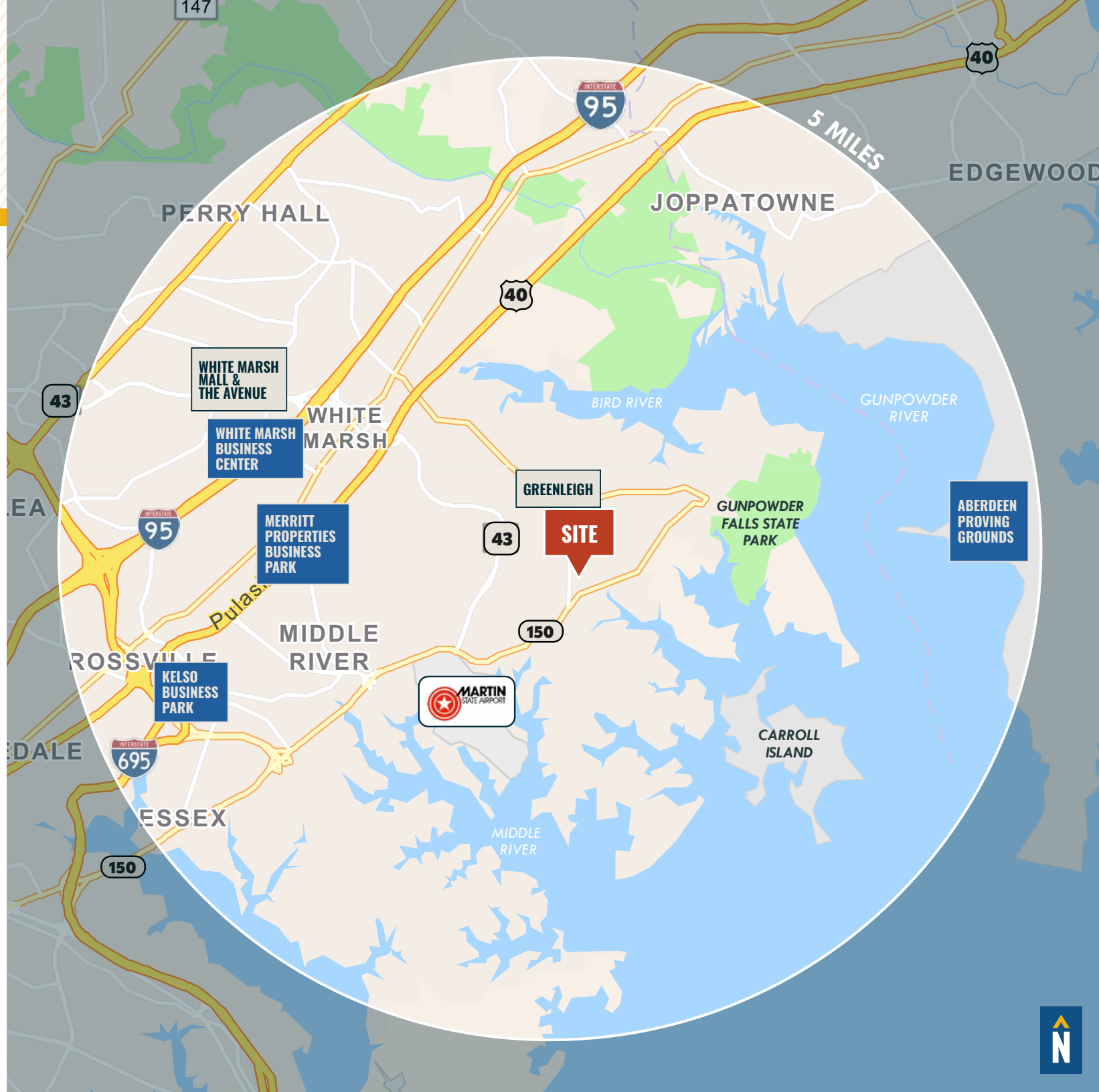
 13.4 MILES
28 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BALTIMORE, MD 13 MILES
35 MIN.

WASHINGTON, DC 54.6 MILES
1 HR. 28 MIN.

PHILADELPHIA, PA 95.2 MILES
1 HR. 39 MIN.

RICHMOND, VA 165 MILES
3 HRS.



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