



FLEX/INDUSTRIAL LAND

9205 WASHINGTON BOULEVARD N | LAUREL, MARYLAND 20723

FOR
SALE



**BUILD
UP TO
50,000 SF ±
INDUSTRIAL/
FLEX**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

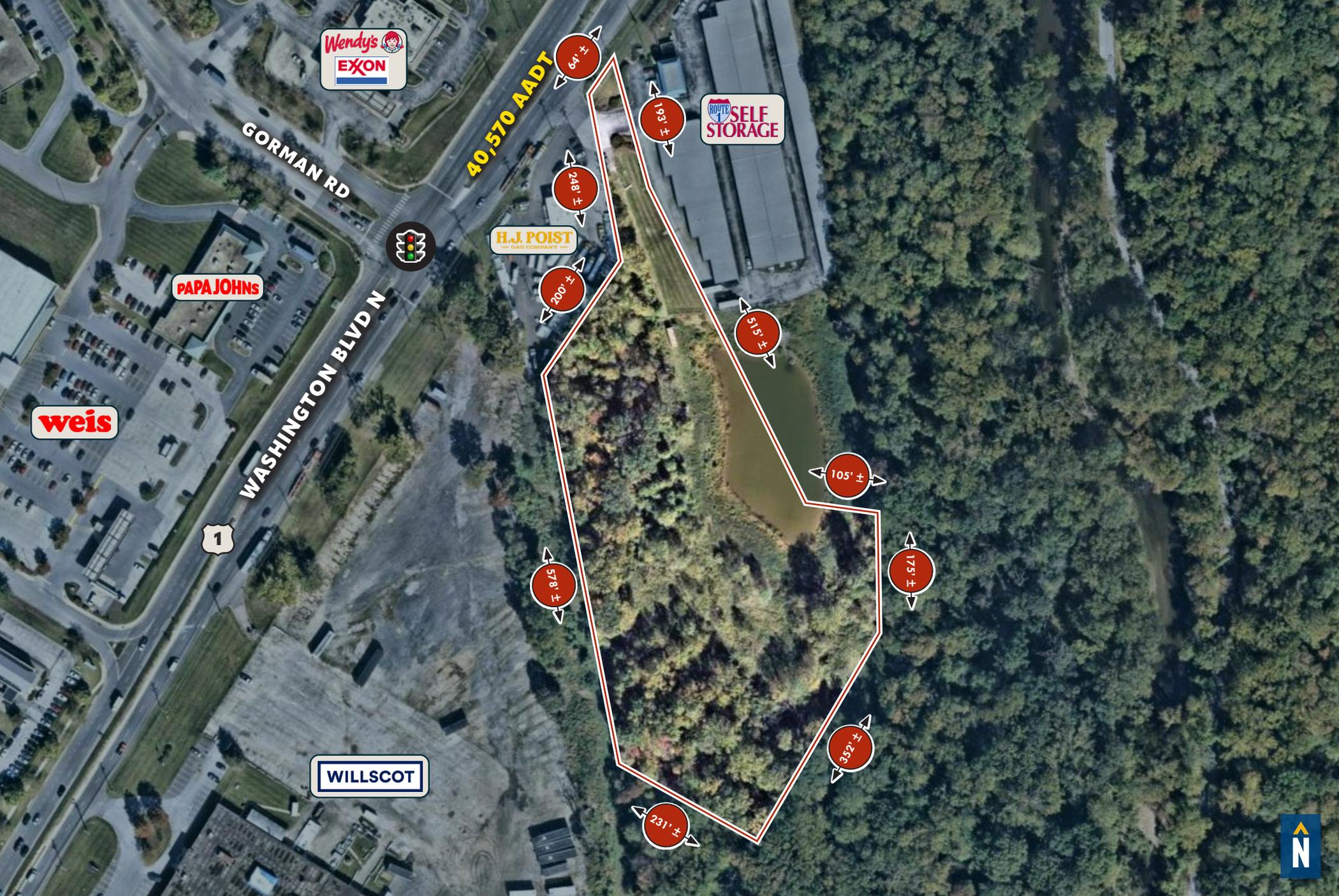
HIGHLIGHTS:

- 6.19 acres ± of industrial-zoned land
- Build up to 50,000 SF ± of flex/industrial (see pages 5 and 6)
- Direct access to Route 1 / Washington Blvd N (40,000+ vehicles per day)
- Public utilities located on Washington Boulevard
- Existing SWM pond ready to serve the site
- Signage on Route 1 available at entrance
- Easy access to Rt. 32, I-95, I-295 and Rt. 198
- Convenient to BWI Airport, Baltimore City, the Port of Baltimore, and Washington, D.C.

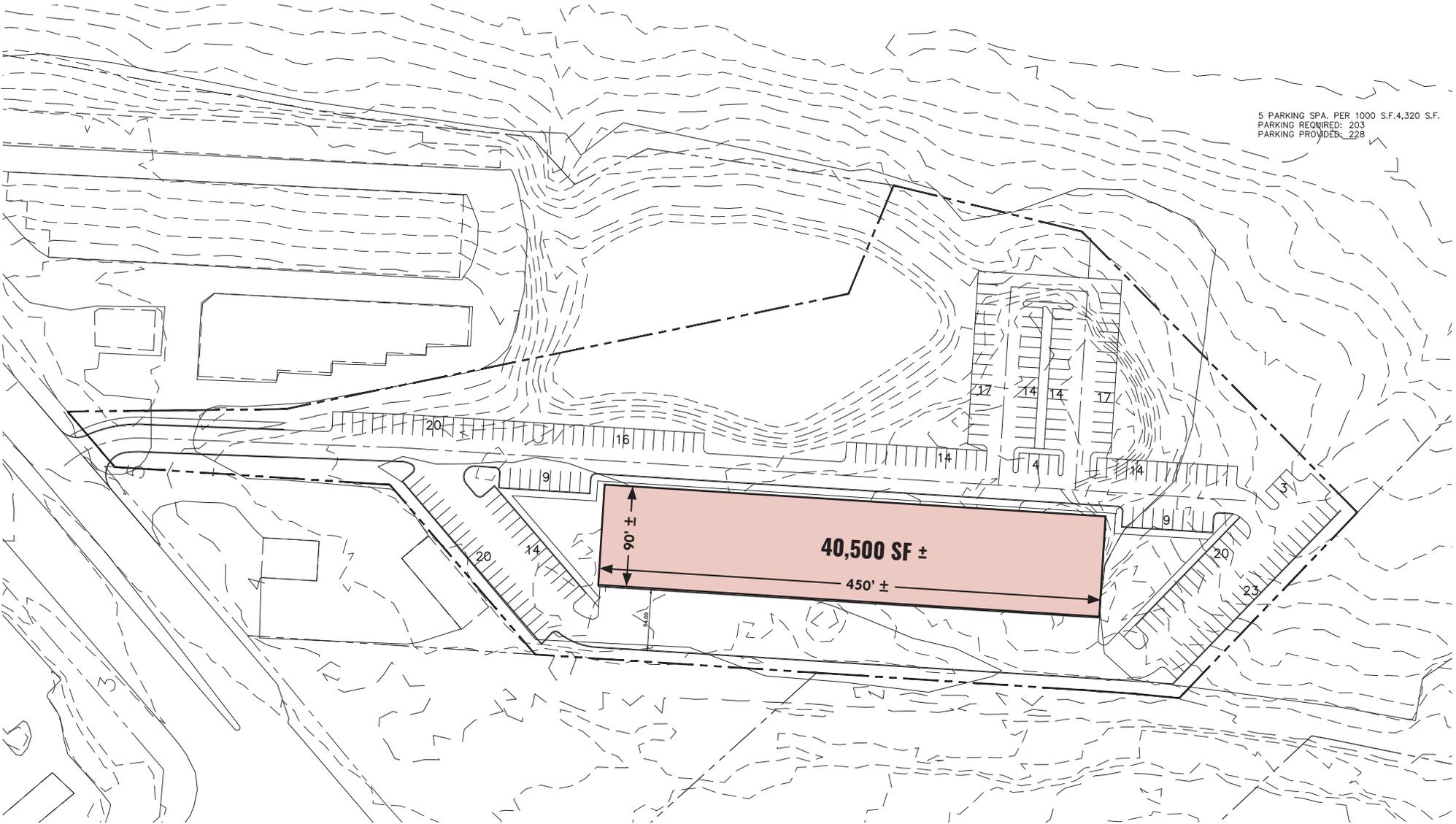
| | |
|---|--|
| LOT SIZE: | 6.19 ACRES ± |
| TRAFFIC COUNT: | 40,570 AADT (ROUTE 1) |
| ZONING: | CE-CLI (HOWARD COUNTY, MD) [CORRIDOR EMPLOYMENT DISTRICT, CONTINUING LIGHT INDUSTRIAL OVERLAY] |
| CLICK HERE FOR ZONING REGULATIONS | |
| SALE PRICE: | NEGOTIABLE |



AERIAL



CONCEPTUAL 'B': 40,500 SF ± BLDG.



5 PARKING SPA. PER 1000 S.F. 4,320 S.F.
PARKING REQUIRED: 203
PARKING PROVIDED: 228

LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

32 0.7 MILES
2 MIN. DRIVE

95 2.2 MILES
4 MIN. DRIVE

295 3.2 MILES
5 MIN. DRIVE

BWI BALTIMORE WASHINGTON INTERNATIONAL AIRPORT
11.9 MILES
12 MIN. DRIVE

PORT OF BALTIMORE
17.4 MILES
18 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 18.6 MILES
20 MIN.

WASHINGTON, DC 25.1 MILES
30 MIN.

PHILADELPHIA, PA 120.0 MILES
1 HR. 50 MIN.

RICHMOND, VA 134.0 MILES
2 HRS. 0 MIN.



FOR MORE INFO CONTACT:



DANIEL HUDAK, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
443.573.3205
DHUDAK@mackenziecommercial.com



ANDREW MEEDER, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
410.494.4881
AMEEDER@mackenziecommercial.com



MATTHEW CURRAN, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
443.573.3203
MCURRAN@mackenziecommercial.com



ALTON CURRY
REAL ESTATE ADVISOR
443.841.9780
ACURRY@mackenziecommercial.com



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



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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.