



# 10.56 AC ± INDUSTRIAL LAND

5214 KLEES MILL ROAD S | SYKESVILLE, MARYLAND 21784

FOR  
SALE

**APPROVALS  
IN PLACE TO  
BUILD UP TO  
40,000 SF!**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Hard-to-find 10.56 Acre  $\pm$  industrial development site
- Approved for up to 40,000 SF  $\pm$  in two buildings (see *proposed conceptals* on page 4)
- Ample room for outdoor parking/storage
- Easy access to Route 26 (Liberty Road) and Route 97 (Washington Road)
- Zoned I-1: Carroll County designation for light industrial uses which include, light manufacturing, contractors storage yard, warehouse distribution and building supply storage

LOT SIZE:

10.56 ACRES  $\pm$

UTILITIES:

WELL AND SEPTIC

SITE CONDITION:

CLEARED, ROUGH GRADED  
AND PATIALLY PAVED

ZONING:

I-1 (LIGHT INDUSTRIAL DISTRICT)



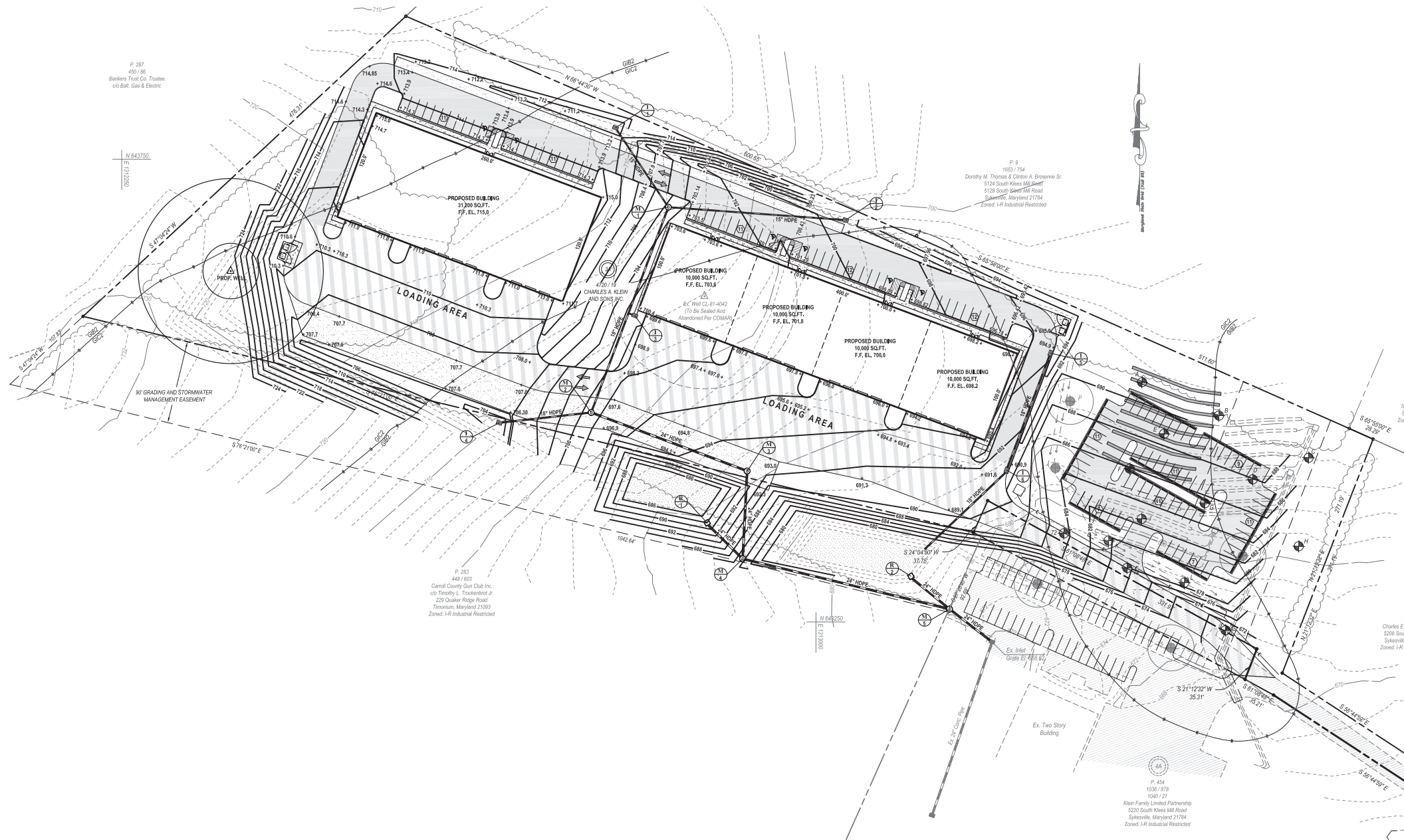


# AERIAL: EXISTING CONDITIONS





# APPROVED CONCEPTUAL: 2 PROPOSED BUILDINGS





# LOCAL BIRDSEYE



KLEES MILL RD S





# TRADE AREA

## DRIVING DISTANCE TO:

26

0.9 MILES  
2 MIN. DRIVE

97

1.5 MILES  
3 MIN. DRIVE

INTERSTATE  
70

10.8 MILES  
16 MIN. DRIVE



33.5 MILES  
38 MIN. DRIVE



34.4 MILES  
41 MIN. DRIVE  
(FAIRFIELD  
MARINE TERMINAL)

BALTIMORE, MD

36.5 MILES  
42 MIN.

WASHINGTON, DC

50.9 MILES  
1 HR. 18 MIN.

PHILADELPHIA, PA

131.0 MILES  
2 HRS. 13 MIN.

RICHMOND, VA

156.0 MILES  
2 HRS. 40 MIN.

INDUSTRIAL/BUSINESS PARK  
RETAIL CENTER





# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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