



FLEX/OFFICE SPACE

1040 HARDEES DRIVE | ABERDEEN, MARYLAND 21001

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,500 SF flex space available (Suite A)
- Conditioned warehouse
- (1) drive-in (14' ± high)
- Open and private offices, with one (1) bathroom
- Gas and electric available
- Ample on-site parking
- Close proximity to Aberdeen Proving Grounds

AVAILABLE:

2,500 SF ± (SUITE A)

CLEAR HEIGHT:

20' ± (WAREHOUSE)

LOADING:

1 DRIVE-IN (14' ± HIGH)

BUILDING SIZE:

44,936 SF ±

LOT SIZE:

5.86 ACRES ±

ZONING:

M-1 (LIGHT INDUSTRIAL)

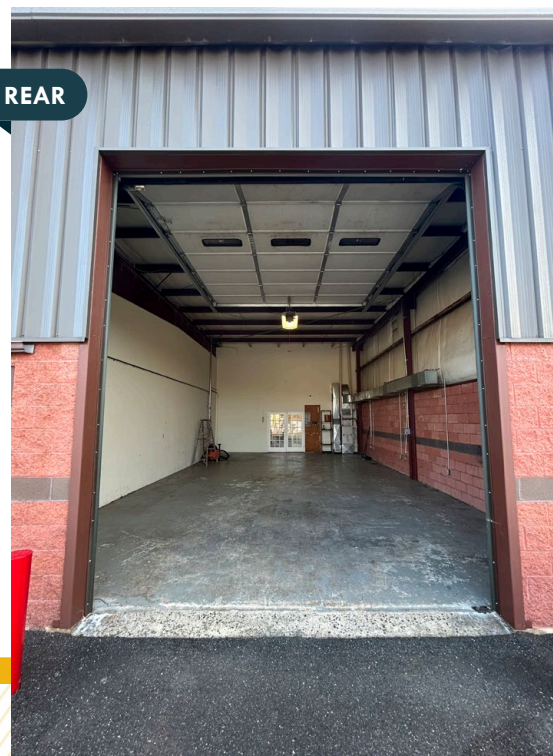
RENTAL RATE:

\$2,750/MO. + UTILITIES

FRONT

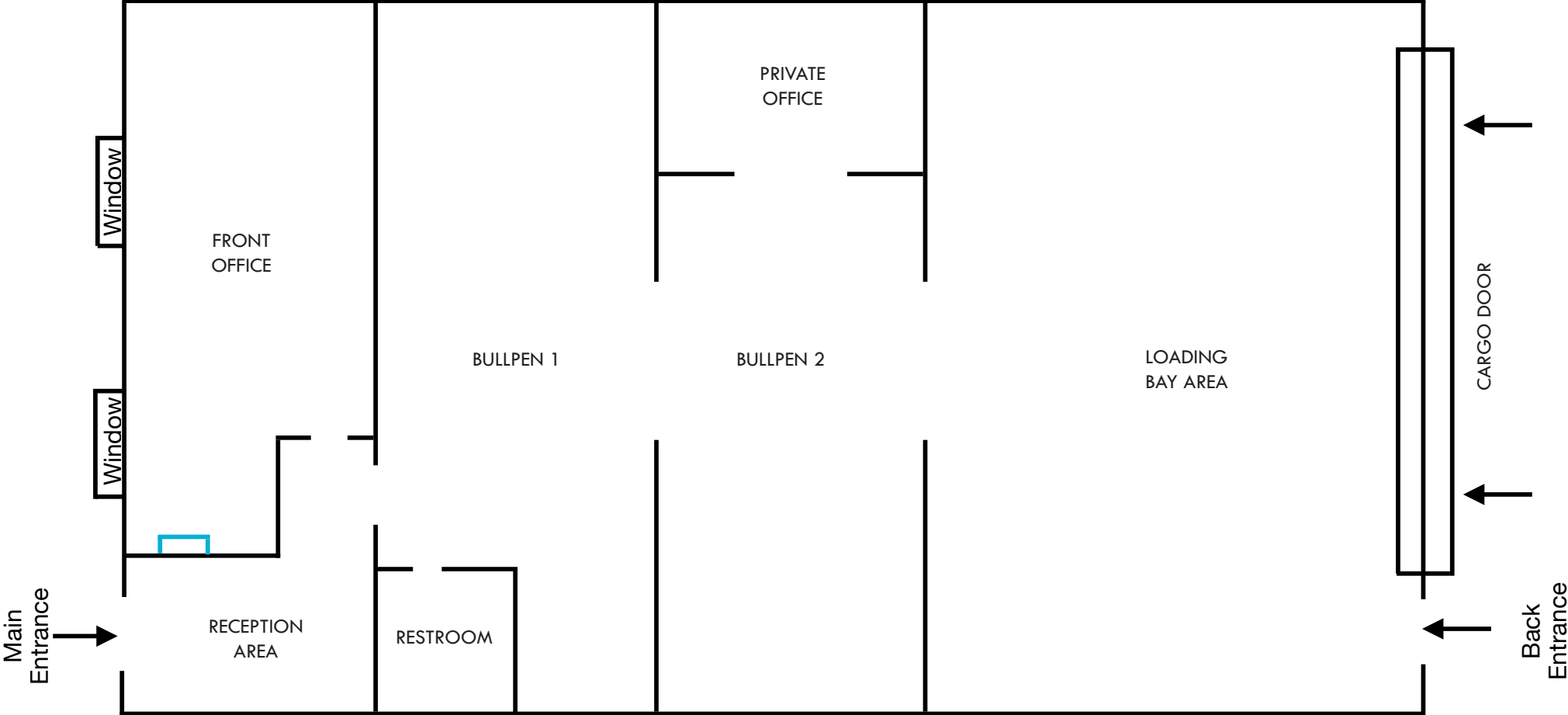


REAR

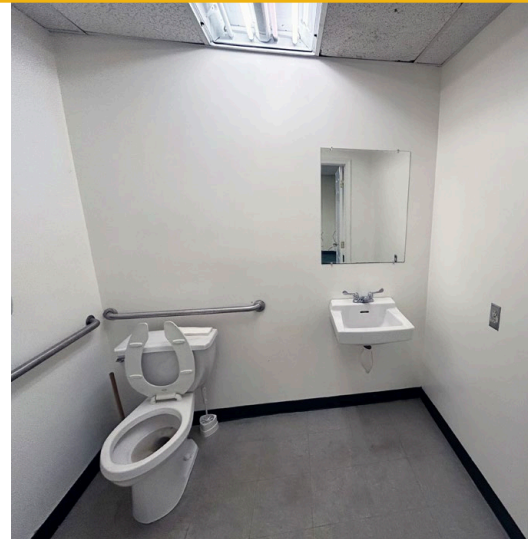


FLOOR PLAN: SUITE A

2,500 SF



INTERIOR PHOTOS



LOCAL BIRDSEYE



SITE

BEACON

HARDEE'S

bayside

MCLANE

RAM
DODGE
CHRYSLER

Mazda

GORDON'S
ELITE 2

Aberdeen Power
Equipment

CANBY
MOTORS
COLLISION REPAIR

REBULI AUTO SERVICE
410-272-1170

AASKI
TECHNOLOGY

CALIBER
COLLISION

FritoLay

LOFLIN RD

OLD PHILADELPHIA RD

HARDEES D

PULASKI HWY

40

159

40



TRADE AREA

DRIVING DISTANCE TO:

 0.2 MILES
1 MIN. DRIVE

 3.2 MILES
5 MIN. DRIVE

 1.7 MILES
3 MIN. DRIVE

 28.9 MILES
31 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

 37.8 MILES
40 MIN. DRIVE

BALTIMORE, MD 28.2 MILES
38 MIN.

WASHINGTON, DC 66.8 MILES
1 HR. 15 MIN.

PHILADELPHIA, PA 76.1 MILES
1 HR. 15 MIN.

RICHMOND, VA 181.0 MILES
2 HRS. 50 MIN.



FOR MORE INFO **CONTACT:**



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