



10.2 ACRES WITH RT. 40 FRONTAGE

11425 RED LION RD | WHITE MARSH, MARYLAND 21162

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Paved, Fenced, and Secured Lot
- Public Utilities
- Income with flexible terms
- Pulaski Highway (Rt. 40) frontage
- Easy access to I-95
- Buildings A and B fully renovated
- Recent grading, paving, and fencing at 11425
- Zoning allows for a variety of uses
- Rental income in place between 5 tenants with flexible term

| | |
|--------------------|--|
| BUILDING A: | 1,775 SF ± TWO STORY OFFICE / WAREHOUSE 3 DRIVE-IN DOORS |
| BUILDING B: | 1,262 SF ± TWO STORY OFFICE |
| BUILDING C: | 2,013 SF ± WAREHOUSE 2 DRIVE-IN DOORS |
| LOT SIZE: | 10.2 ACRES ± |
| ZONING: | ML, BR-AS |



AERIAL



BUILDING A: 1,775 SF

BUILDING B: 1,262 SF

BUILDING C: 2,013 SF

SITE

ML

BR-AS

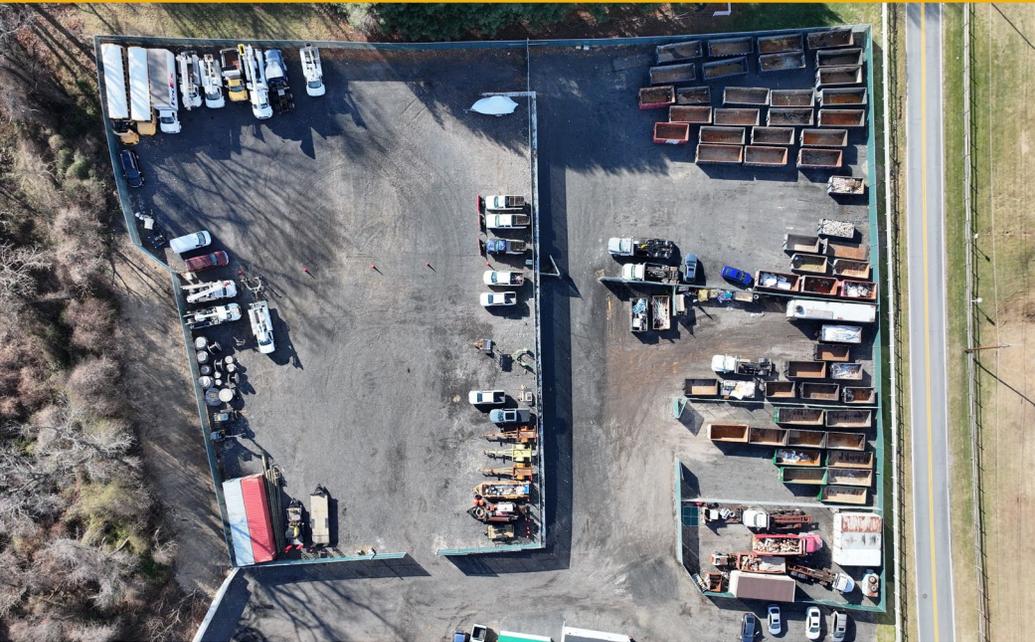
RED LION RD

ALLENDER RD

PULASKI HWY

40

ADDITIONAL PHOTOS



LOCAL BIRDSEYE



RED LION RD

SITE

TURNER ROOFING COMPANY, INC.

INTERSTATE 95

ALLENDER RD

MERSINO WATER SOLUTIONS

StateFarm

DUNKIN'

40

PULASKI HWY



TRADE AREA

DRIVING DISTANCE TO:

7 0.9 MILES
3 MIN. DRIVE

43 2.3 MILES
5 MIN. DRIVE

95 3.4 MILES
6 MIN. DRIVE

15.1 MILES
20 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

24.5 MILES
25 MIN. DRIVE

BALTIMORE, MD 18.7 MILES
26 MIN.

WASHINGTON, DC 53.4 MILES
1 HR. 15 MIN.

PHILADELPHIA, PA 88.5 MILES
1 HR. 25 MIN.

RICHMOND, VA 167.0 MILES
2 HRS. 45 MIN.



FOR MORE INFO **CONTACT:**



CHRIS BOLAND

VICE PRESIDENT

410.494.6644

CBOLAND@mackenziecommercial.com



PATRICK SMITH, SIOR

VICE PRESIDENT

410.494.4866

PSMITH@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

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.