

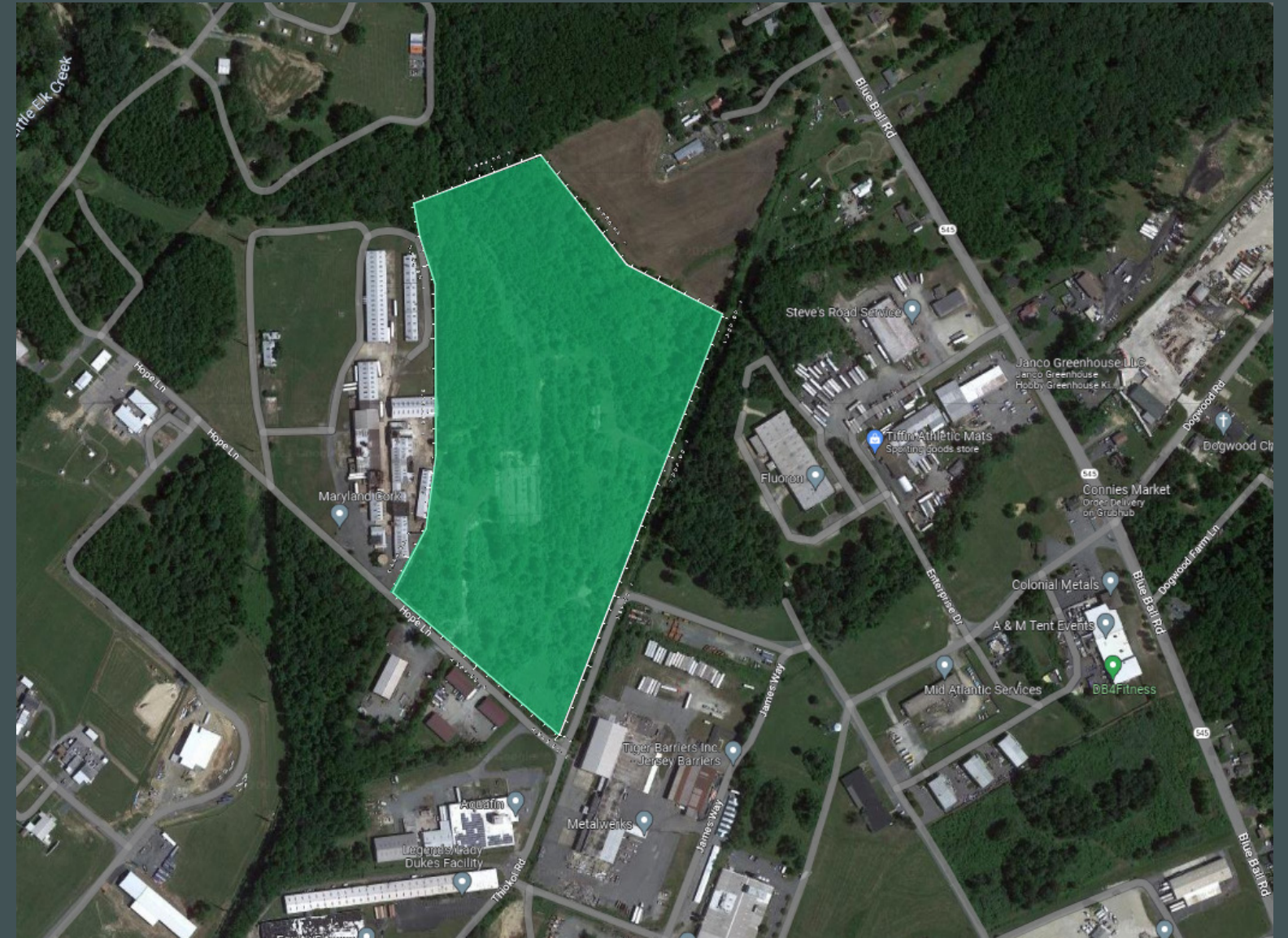
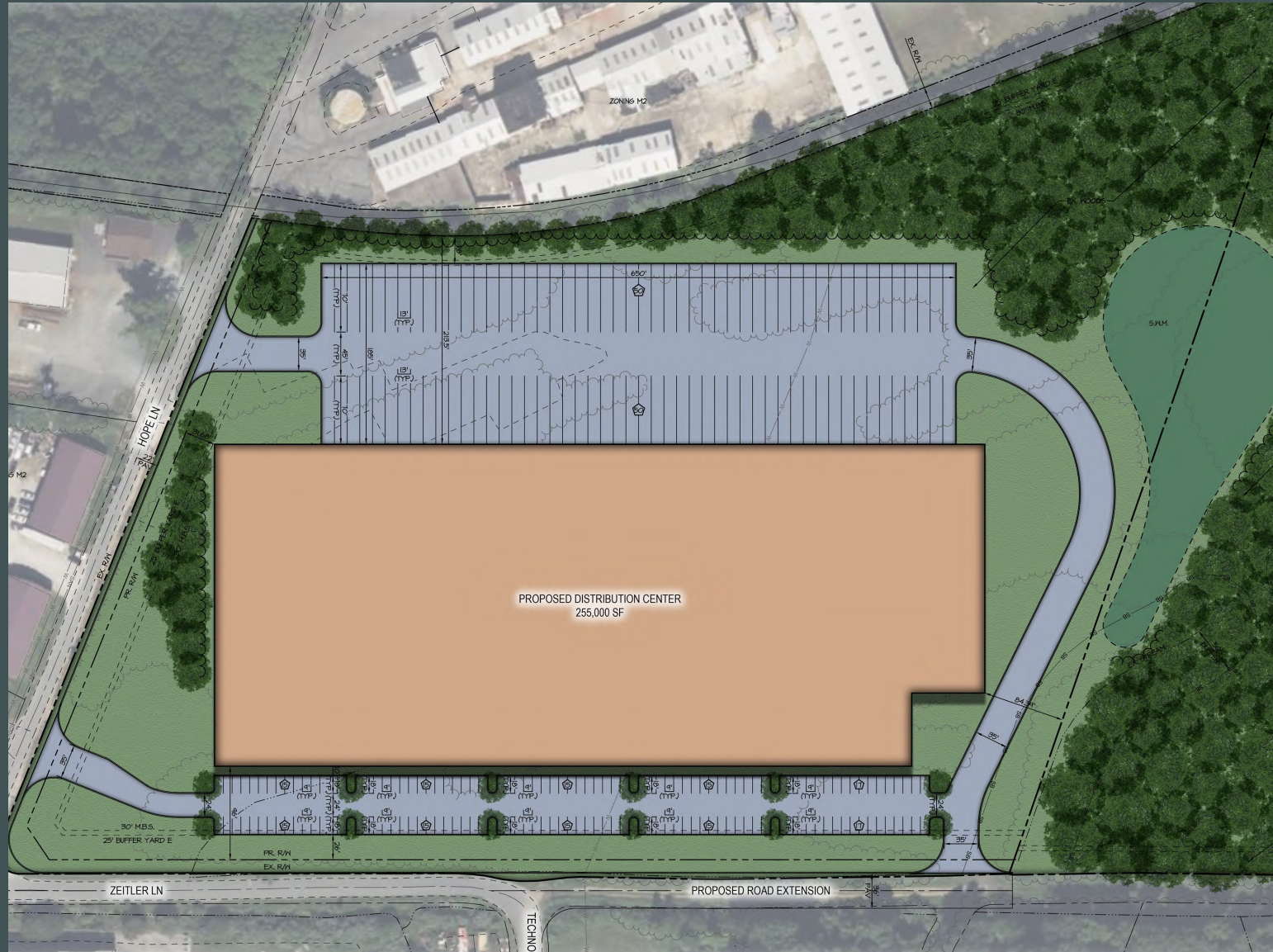
Triumph Industrial Park

Industrial Development Opportunity

Blue Ball Road
Elkton, MD 21921
www.cbre.com/baltimore

±31.57 Acres | Utilities Available to Site





±255K
SF Proposed Distribution Center

54' x 50'
Column Spacing

50
Trailer Drops

±31.57
Total Acreage

M-2
Zoning

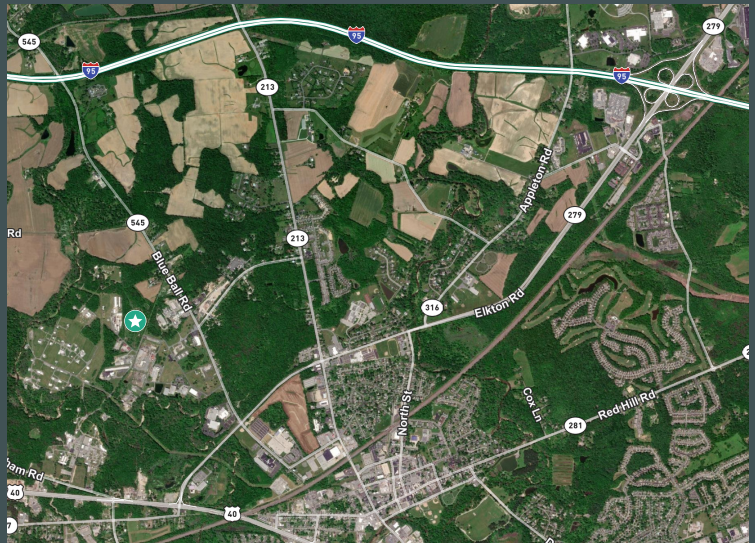
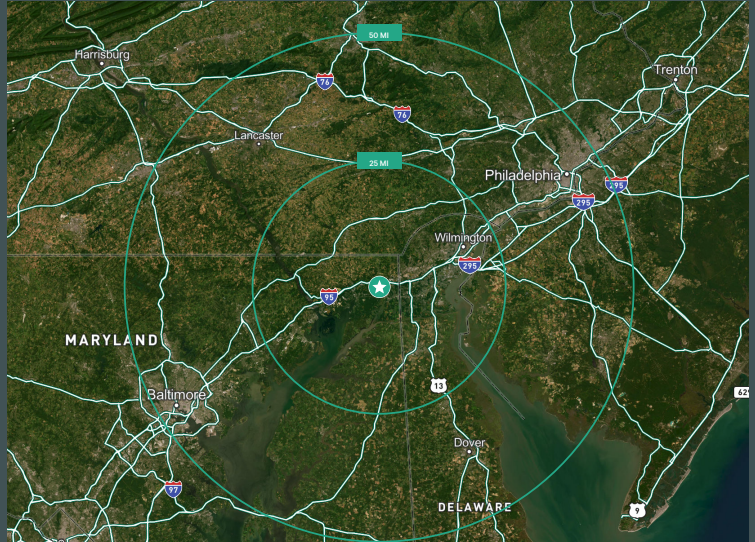
Location

Centrally located between Baltimore and Wilmington

The Blue Ball Road site is located roughly equidistant between Baltimore and Wilmington via I-95. Quick access to North/South I-95 and Route 40 (Pulaski Hwy) via rt 279.

Drive Times / Distances

Wilmington:	25 min, 21 miles
Baltimore:	55 min, 60 miles
Philadelphia:	1 hr, 52 miles
BWI:	1 hr 10 min, 65 miles
D.C.:	2 hr, 100 miles
NYC:	2 hr 30 min, 140 miles



Contact Us

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