



# 1913 MIDDLEBOROUGH RD

ESSEX, MD 21221

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 5,000 +/- SF warehouse
- 5,000 +/- SF office / showroom
- Three (3) oversized 14' x 14' drive-in doors
- 18' warehouse clear height
- 3 phase power
- Recent upgrades include a new roof (2025) and 3 new HVAC units (2022)
- 1 acre lot provides plenty of parking or future expansion

BUILDING SIZE:	10,000 SF ± FLEX
LOT SIZE:	1.05 ACRES ±
YEAR BUILT:	1945
STORIES:	2
ZONING:	BL
SALE PRICE:	UNPRICED



# AERIAL

 DRIVE-IN

MIDDLEBOROUGH RD

SASSAFRAS RD



# TRADE AREA

## DRIVING DISTANCE TO:

 6.2 MILES  
9 MIN. DRIVE

 4.2 MILE  
6 MIN. DRIVE

 4.6 MILES  
7 MIN. DRIVE

 15.3 MILES  
24 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

 24.6 MILES  
29 MIN. DRIVE

**BALTIMORE, MD** 11.8 MILES  
26 MIN.

**WASHINGTON, DC** 52.2 MILES  
1 HR. 5 MIN.

**PHILADELPHIA, PA** 98.0 MILES  
1 HR. 39 MIN.

**RICHMOND, VA** 162 MILES  
2 HRS. 48 MIN.



# FOR MORE INFO **CONTACT:**



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