



.88 AC ± CONTRACTOR'S YARD

8211-8219 BALTIMORE STREET | LAUREL, MARYLAND 20724

FOR
SALE

**FENCED AND
GATED WITH
STANDALONE
OFFICE BLDG.**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 0.88 Ac \pm industrial lot, ideal for contractor's yard
- 1,104 SF \pm standalone, well-maintained and fully conditioned office building
- 875 SF \pm shop building with 17' \pm clear height and two (2) drive-in doors
- Fully fenced, gated and well lit site
- Office heat pump replaced in November 2023
- Easy access to I-295, I-95, Route 32 and Route 1
- Convenient to BWI Airport

LOT SIZE:

0.88 ACRES \pm (3 PARCELS)

CLEAR HEIGHT:

17' \pm (SHOP SPACE)

DRIVE-INS:

2

SALE PRICE:

NEGOTIABLE



AERIAL



235' ±

138' ±

230' ±

192' ±

DRIVE-IN

BALTIMORE ST



LOCAL BIRDSEYE



A J

NOTCHES

interclypse

ATI

32

BROCK BRIDGE RD

Junction Automotive

Vulcan Materials Company

32

MAIN ST

MARK DR

BALTIMORE ST

SITE

ECRS



TRADE AREA

DRIVING DISTANCE TO:

32

1.2 MILES
4 MIN. DRIVE

295

2.8 MILES
6 MIN. DRIVE

95

4.1 MILES
7 MIN. DRIVE



11.6 MILES
14 MIN. DRIVE



17.7 MILES
20 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD

19.8 MILES
24 MIN.

WASHINGTON, DC

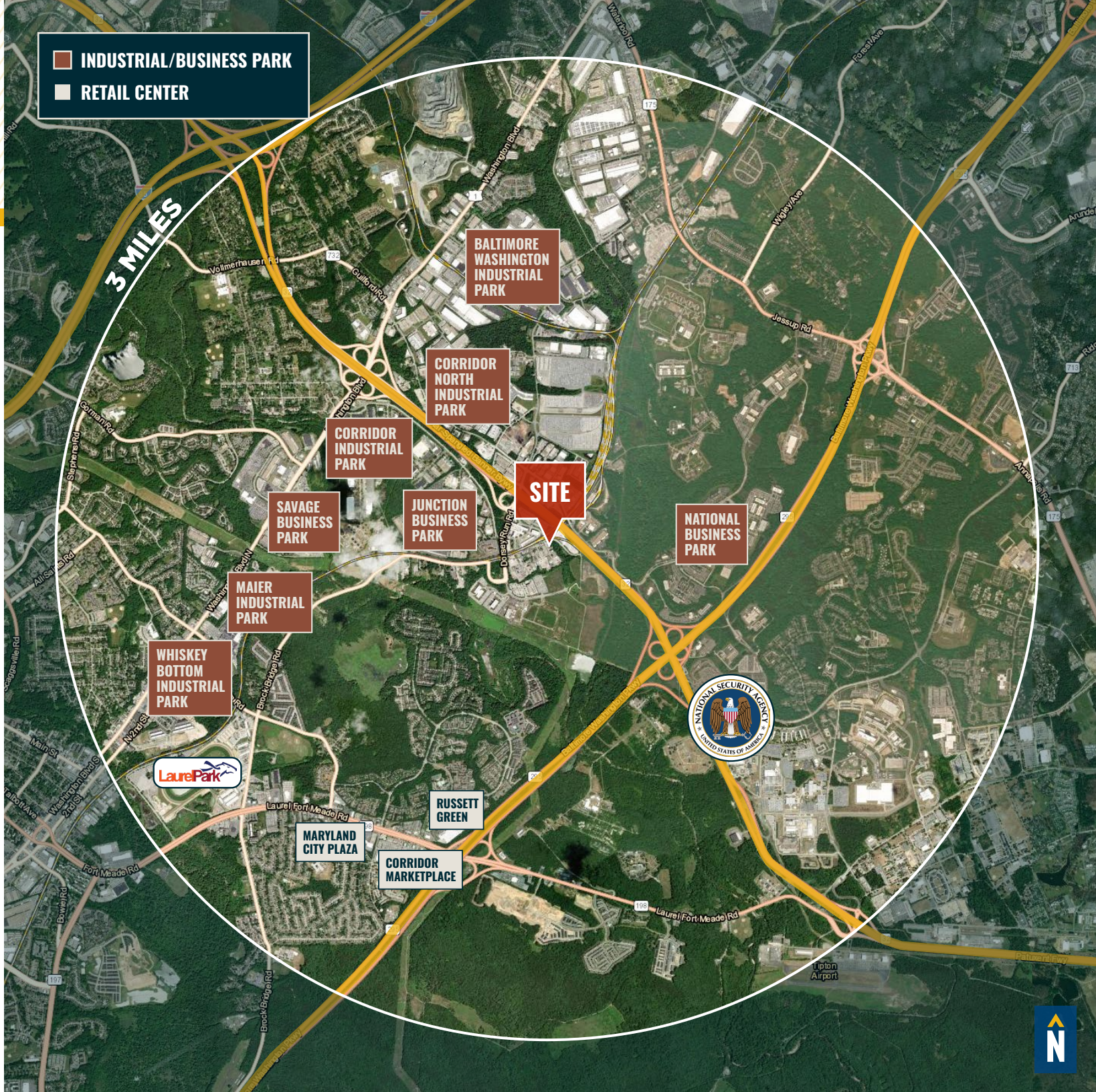
24.8 MILES
30 MIN.

PHILADELPHIA, PA

121.0 MILES
1 HR. 50 MIN.

RICHMOND, VA

139.0 MILES
2 HRS. 0 MIN.



FOR MORE INFO **CONTACT:**



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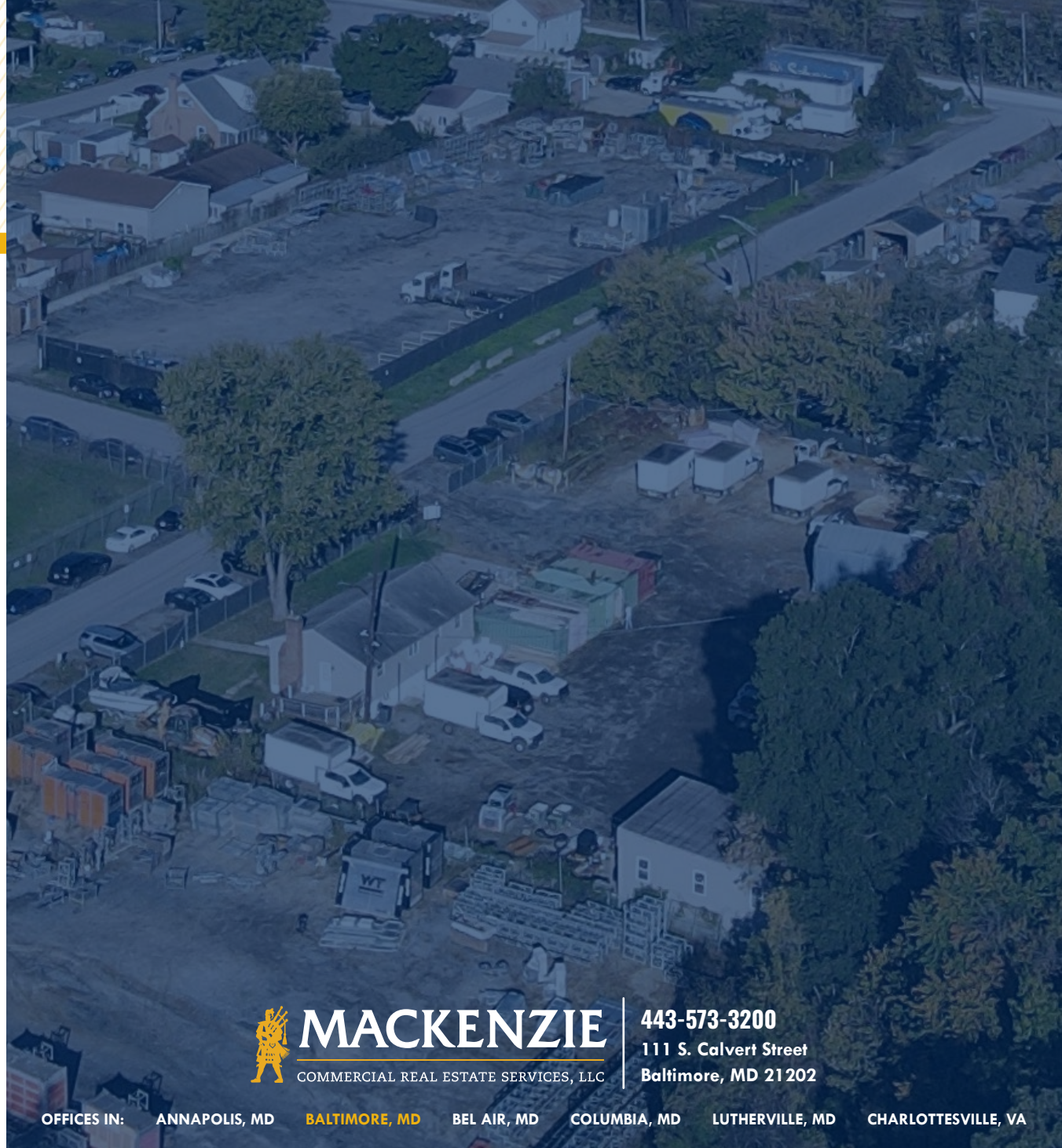


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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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