



FOR **LEASE**

SERVICE WAREHOUSE WITH OUTDOOR STORAGE

629 S. PHILADELPHIA BOULEVARD | ABERDEEN, MARYLAND 21001



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

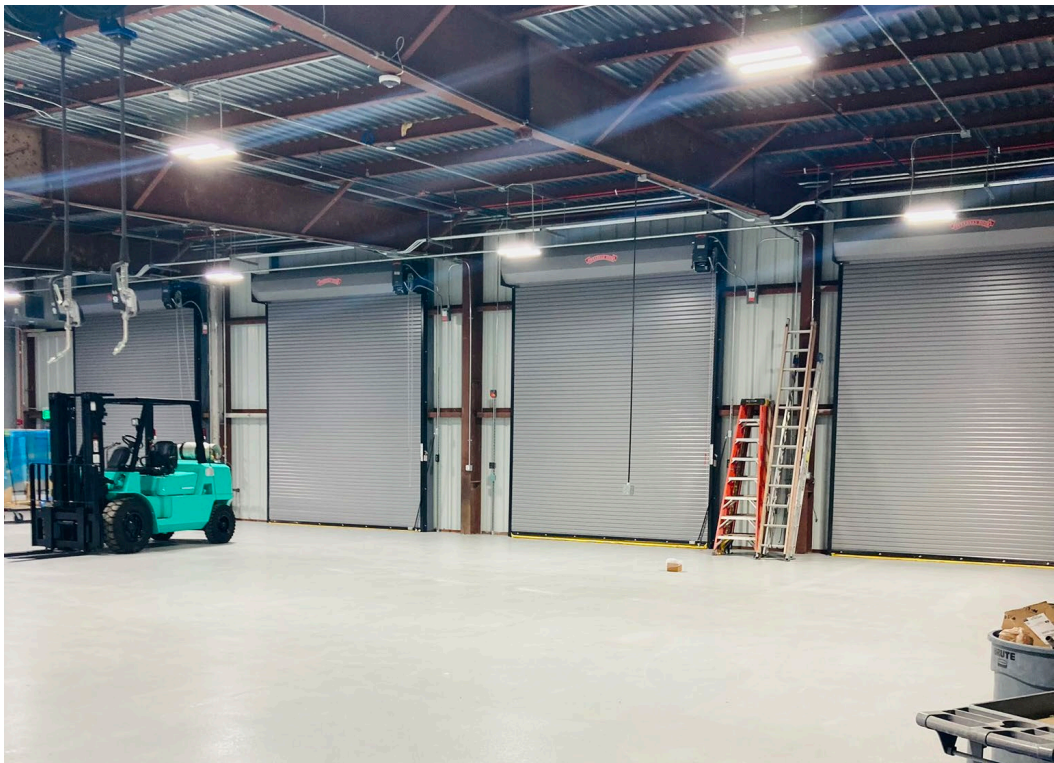
HIGHLIGHTS:

- 17,000 SF \pm with 9 drive-ins on 3.0 acres \pm
- Prime location facing Route 40 (168 ft. \pm of frontage and 39,284 vehicles per day)
- Fenced-in storage yard
- Ingress and egress access from both S. Philadelphia Blvd as well as Old Philadelphia Rd
- Easy access to Interstate 95
- Just north of APG (Aberdeen Proving Ground)

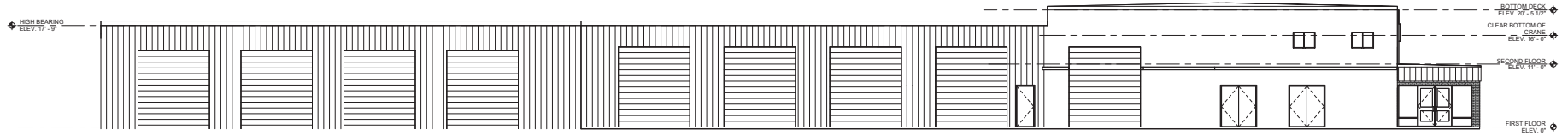
BUILDING SIZE:	17,000 SF \pm
LOT SIZE:	3.0 ACRES \pm
CLEAR HEIGHT:	VARIES
DRIVE-INS:	9
ZONING:	B-3 (HIGHWAY COMMERCIAL)



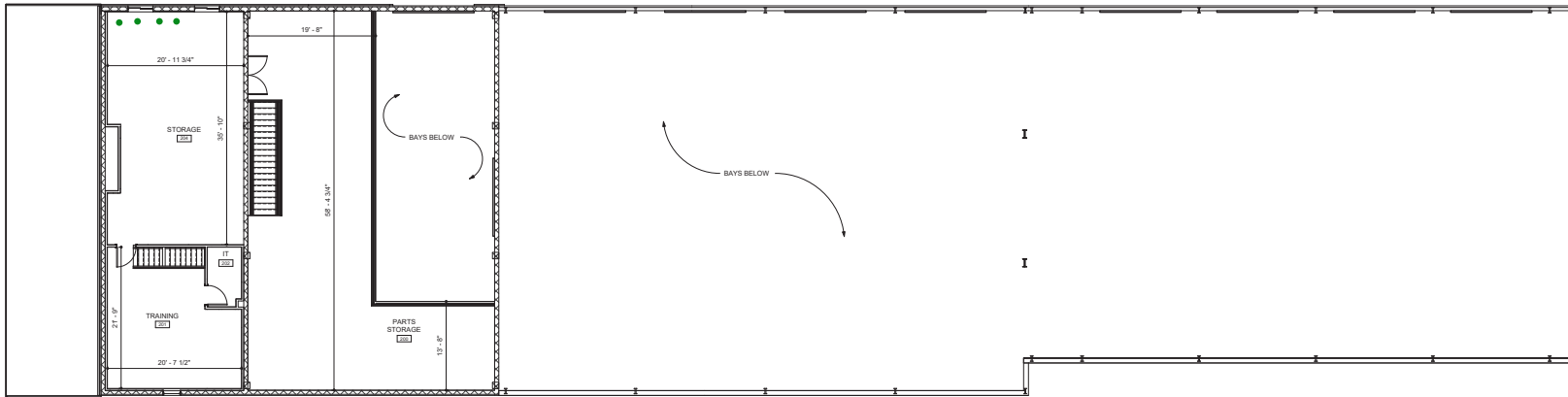
INTERIOR PHOTOS



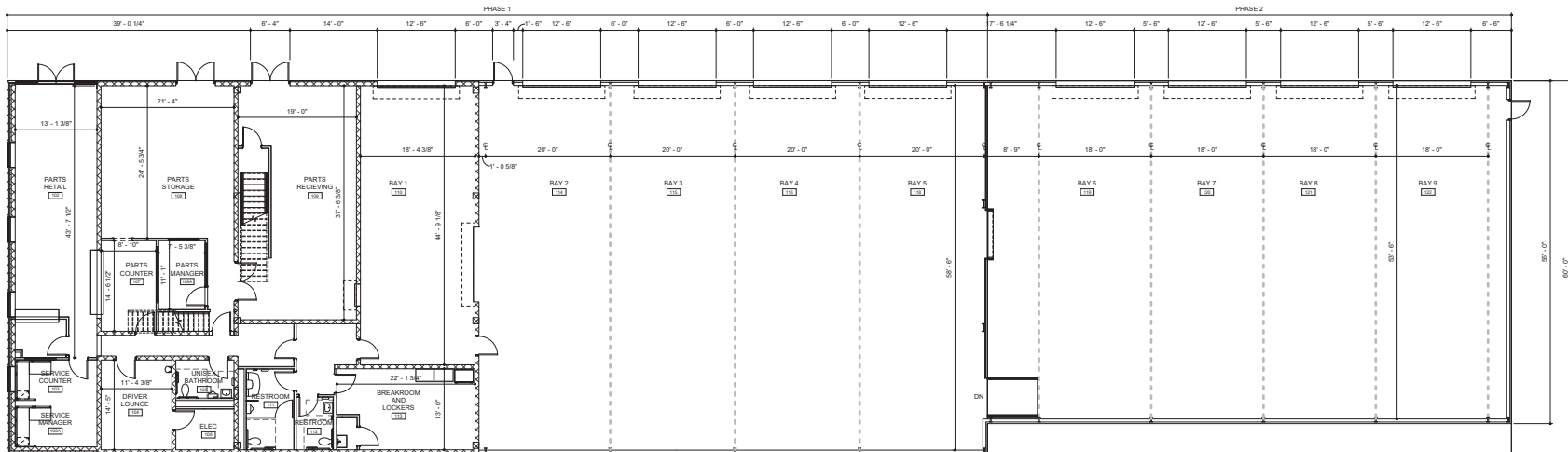
EXPANSION PLANS



ELEVATION



2ND FLOOR PLAN (MEZZ.)



1ST FLOOR PLAN

LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

40 0.0 MILES
0 MIN. DRIVE

22 1.6 MILES
4 MIN. DRIVE

95 3.5 MILES
7 MIN. DRIVE

PORT OF BALTIMORE
32.1 MILES
36 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)
Helen Delich Bentley

BWI
BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT
42.0 MILES
45 MIN. DRIVE

BALTIMORE, MD 31.4 MILES
42 MIN.

PHILADELPHIA, PA 74.6 MILES
1 HR. 15 MIN.

WASHINGTON, DC 70.8 MILES
1 HR. 30 MIN.

RICHMOND, VA 185.0 MILES
3 HRS. 0 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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