FOR SALE 46.49 Acres

183 Zeitler Road Elkton, MD



MARYLAND I-95N DEVELOPMENT OPPORTUNITY





SITE PLAN



SITE:

46.49 Acres (35± Usable)

PERMITTED USES:

Outside storage, trailer/auto storage, Manufacturing, R&D/specialized industrial

ZONING:

M-2 (Heavy Industrial)

WATER/SEWER:

Municipal hook up available through adjacent Triumph Industrial Park

UTILITIES:

Delmarva Power on site

REPORTS:

Preliminary Traffic studies, geo-tech, wetlands and forest delineation studies available upon request



CONCEPT 1 **508,400 SF**

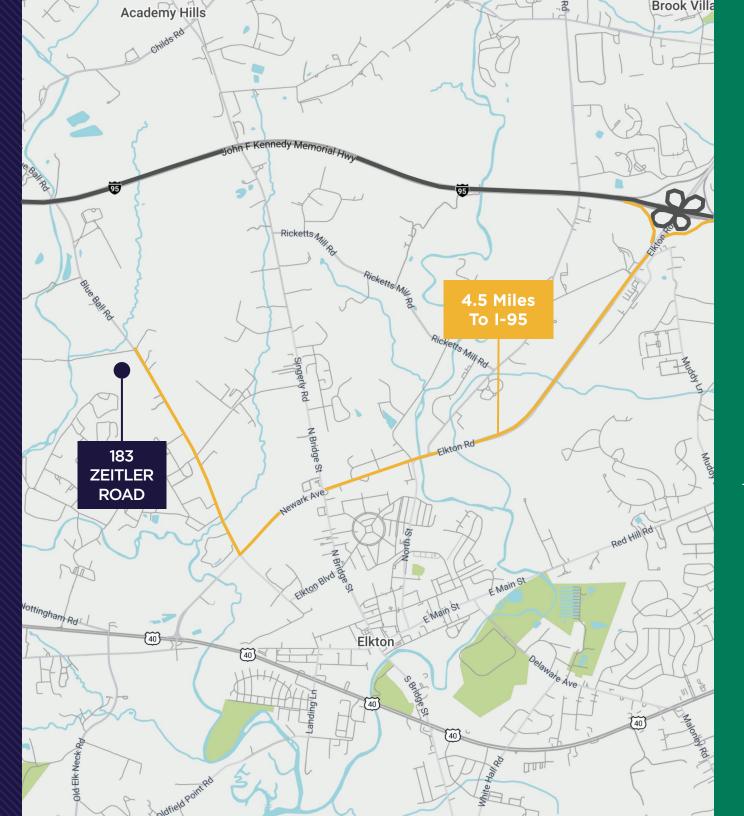


OTHER CALLOUT



CONCEPT 2 **611,000 SF**





4.5 MILES

TO INTERSTATE 95

23 MILES

TO WILMINGTON, DE

53 MILES

TO BALTIMORE, MD

54 MILES

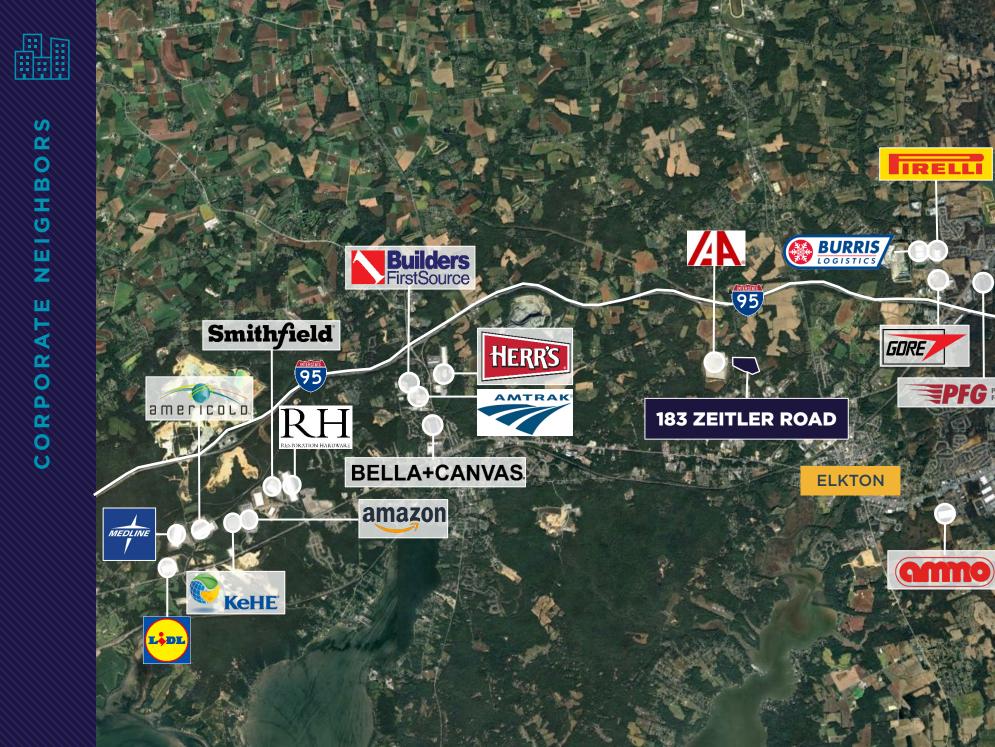
TO PORT OF BALTIMORE

52 MILES

TO PHILADELPHIA, PA

92 MILES

TO WASHINGTON DC









CONTACT INFORMATION

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