

42,403 - 186,903 SF

8415

Kelso Drive

ESSEX, MD

MARSHFIELD BUSINESS PARK



CBRE

UNPARALLELED CONNECTIVITY I-95 CORRIDOR

8415 KELSO DRIVE



Marshfield Business Park provides immediate access to the Port of Baltimore and the region's most heavily utilized thoroughfares. It connects tenants to market-leading demographics and two major MSA's (Baltimore and Washington, D.C.), combining to represent 9 million residents.

BUILDING SPECIFICATIONS

8415 KELSO DRIVE

263,000 SF

Total Building Size

186,903 SF

Available Space

Excellent

Access

30'

Clear Height

2

Drive-in Doors

I-695

1.4 Miles, 6 Minutes

24

Dock Doors

ESFR

Sprinkler System

I-95

2.9 Miles, 7 Minutes

40' x 50'

Column Spacing

119

Parking Spaces

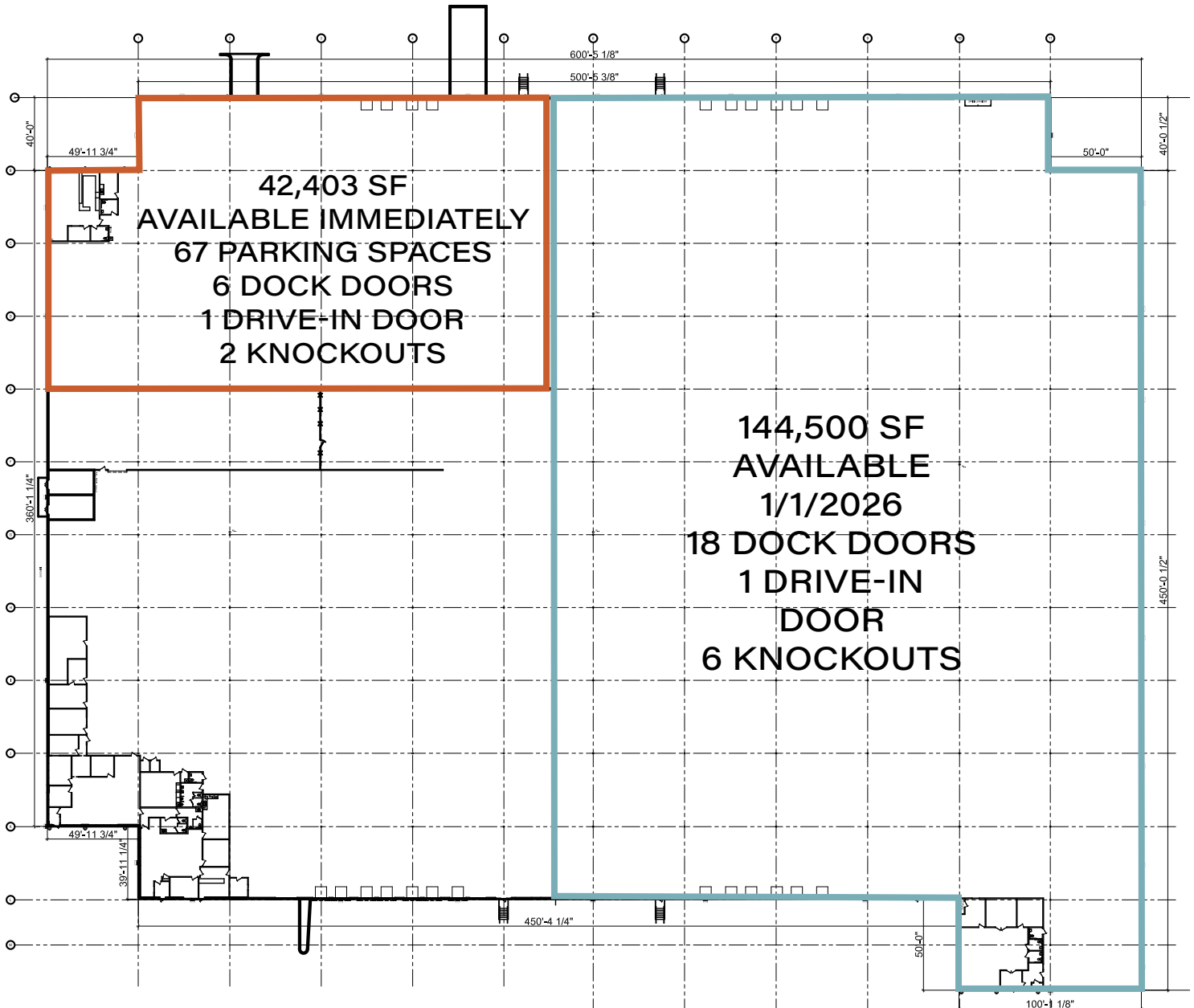
Route 40

1.0 Miles, 4 Minutes



AVAILABLE SPACE DETAILS

8415 KELSO DRIVE



REGIONAL CONNECTIVITY



KEY DISTANCES	POPULATION	DISTANCE	DRIVE-TIME
Baltimore, MD	2.7 M	10 Miles	± 10 Minutes
Washington, DC	5.6 M	50 Miles	± 1 Hour
Philadelphia, PA	6.0 M	95 Miles	± 1 Hour, 30 Minutes
New York, NY	19.6 M	180 Miles	± 2 Hours, 45 Minutes
Boston, MA	4.6 M	395 Miles	± 6 Hours

STRATEGICALLY LOCATED FOR MAXIMUM EFFICIENCY

Direct Access to I-95, Route 40 and I-695





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ESSEX | MD

CONNECT WITH THE LEASING TEAM TO LEARN MORE

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