

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

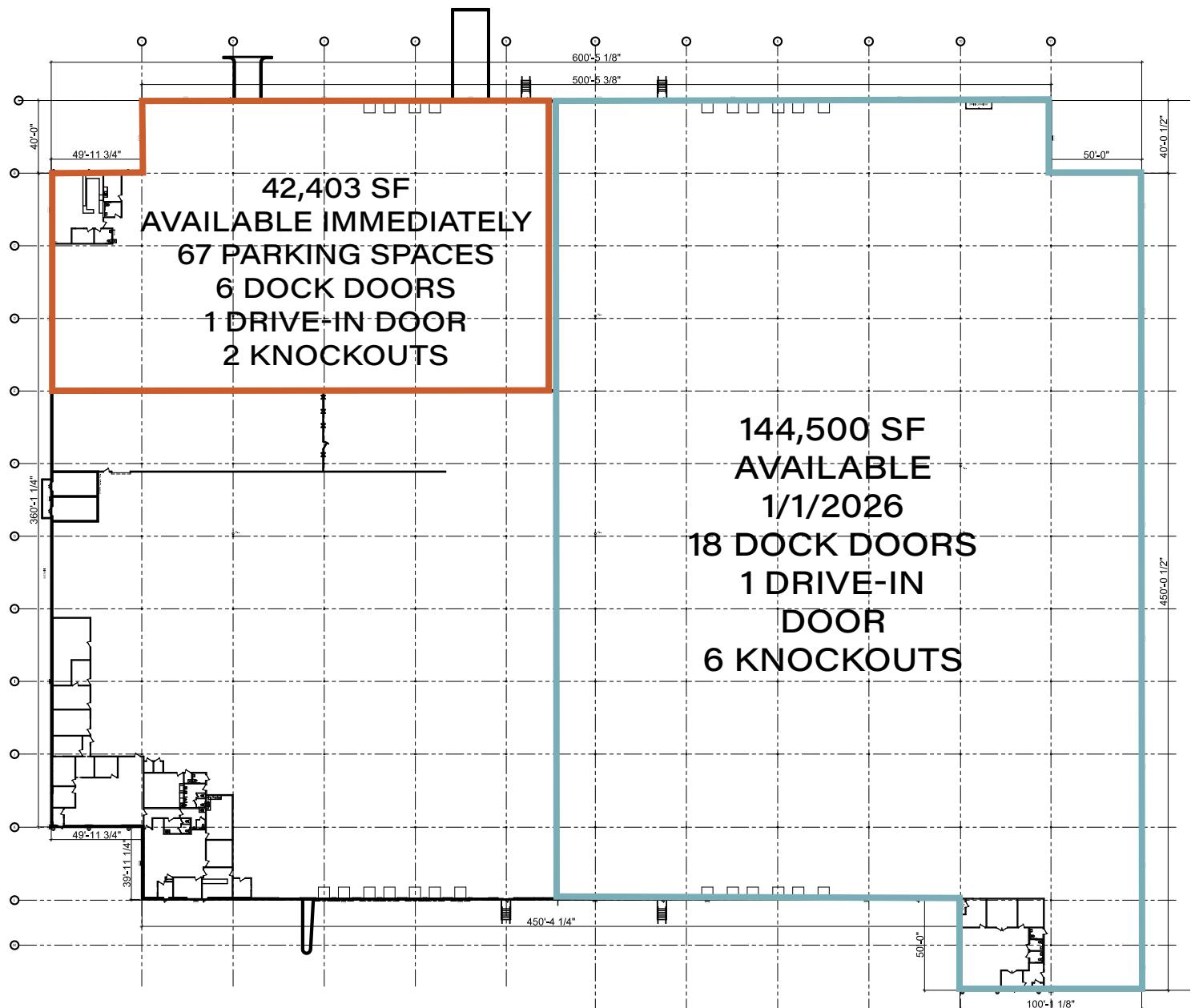
Route 40

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





8415

Kelso Drive

ESSEX | MD

CONNECT WITH THE LEASING TEAM TO LEARN MORE

CBRE

JON CASELLA

Executive Vice President

+1 443 386 9122

jonathan.casella@cbre.com

JUSTIN MOHLER

Senior Vice President

+1 410 303 4060

justin.mohler@cbre.com

THOMAS GALVIN

Senior Vice President

+1 410 259 7230

thomas.galvin@cbre.com



STARWOOD

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.