



FLEX/WAREHOUSE BUILDING

730 S. MARLYN AVENUE | ESSEX, MARYLAND 21221

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,100 SF \pm flex/warehouse building on .29 Ac \pm
- One (1) drive-in door (10' w x 11' h)
- Ample yard space
- Complete renovation in 2024
- New roof
- High-end office with kitchenette
- 2 private bathrooms
- Additional storage space on lower level
- Public utilities
- Easy access to I-695, I-95, I-895 and Route 40
- Close proximity to the Port of Baltimore

BUILDING SIZE:

2,100 SF \pm

LOT SIZE:

.29 ACRES \pm

CLEAR HEIGHT:

14'-6" \pm

DRIVE-INS:

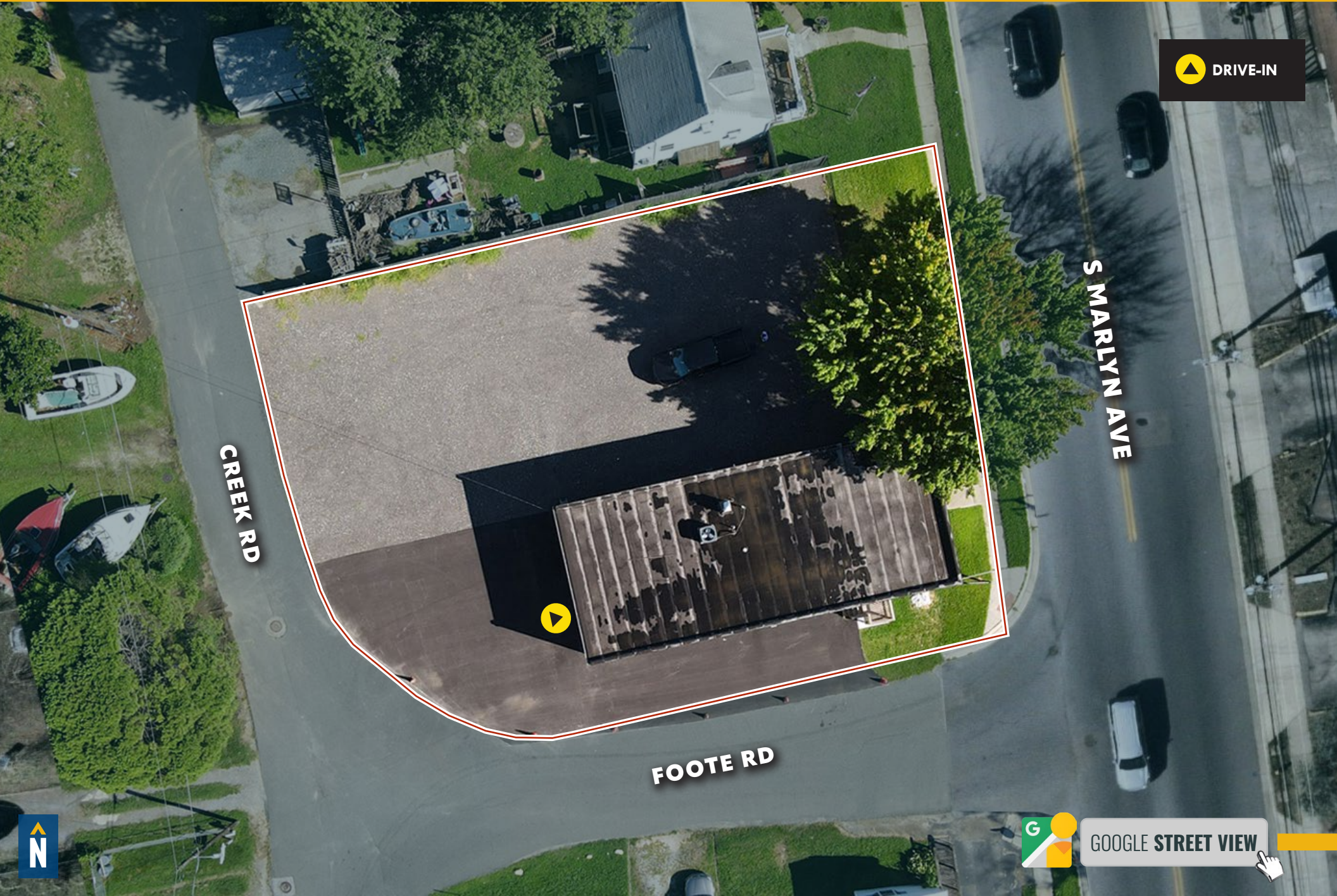
1 (10' W x 11' H)

ZONING:

BM (BUSINESS MAJOR)



AERIAL



DRIVE-IN

S MARLYN AVE

CREEK RD

FOOTE RD



GOOGLE STREET VIEW



INTERIOR PHOTOS



INTERIOR PHOTOS



BACK
RIVER

SITE

S MARLYN AVE

FOOTE RD

CREEK RD



TRADE AREA

DRIVING DISTANCE TO:

150 1.0 MILE
3 MIN. DRIVE

INTERSTATE 695 3.3 MILES
6 MIN. DRIVE

INTERSTATE 95 5.4 MILES
8 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
7.6 MILES
14 MIN. DRIVE
(DUNDALK MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
Thurgood Marshall
AIRPORT
19.1 MILES
22 MIN. DRIVE

BALTIMORE, MD 13.1 MILES
20 MIN.

WASHINGTON, DC 47.9 MILES
55 MIN.

PHILADELPHIA, PA 97.8 MILES
1 HR. 38 MIN.

RICHMOND, VA 162.0 MILES
2 HRS. 30 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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