



**4608 Mercedes Drive
Belcamp, MD**

**FOR SALE
3.05 ACRES**

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PROPERTY HIGHLIGHTS

Size: 3.05 acres

Zoning: GI

Utilities: Public Water and Sewer; BGE

Notes: Rare Industrial development site in mature industrial park allowing up to 70KSF front-loaded industrial footprint.

CORPORATE NEIGHBORS RIVERSIDE INDUSTRIAL PARK



PROPOSED PLANS

CONCEPT 1

70,400 SF



CONCEPT 2

55,000 SF





REGIONAL ACCESS

26 MILES
TO BALTIMORE, MD

46 MILES
TO PHILADELPHIA, PA

66 MILES
TO WASHINGTON, DC

77 MILES
TO WILMINGTON, DE

163 MILES
TO NEW YORK, NY

