

# FOR SALE

 Baltimore County, MD

# COMMERCIAL/INDUSTRIAL BUILDING

8917 PHILADELPHIA ROAD | BALTIMORE, MARYLAND 21237

## AVAILABLE

9,476 sf ±  
2,000 sf ± office

## LOT SIZE

Approximately 1 acre ± on 3  
parcels

## ZONING

ML

## CEILING HEIGHT

12-16 ±

## HIGHLIGHTS

- ▶ Excellent visibility
- ▶ Heavy power
- ▶ Excellent access to major highways
- ▶ 2 dock positions
- ▶ 1 ramped drive-in



**Michael Spedden**

☎ 410.494.6644  
✉ [mspedden@mackenziecommercial.com](mailto:mspedden@mackenziecommercial.com)

**Daniel Hudak, SIOR**

☎ 443.573.3205  
✉ [dhudak@mackenziecommercial.com](mailto:dhudak@mackenziecommercial.com)

**Andrew Meeder**

☎ 410.494.4881  
✉ [ameeder@mackenziecommercial.com](mailto:ameeder@mackenziecommercial.com)

# FOR SALE

Baltimore County, MD

# BIRDSEYE

8917 PHILADELPHIA ROAD | BALTIMORE, MARYLAND 21237



**Michael Spedden**

📞 410.494.6644

✉️ [mspedden@mackenziecommercial.com](mailto:mspedden@mackenziecommercial.com)

**Daniel Hudak, SIOR**

📞 443.573.3205

✉️ [dhudak@mackenziecommercial.com](mailto:dhudak@mackenziecommercial.com)

**Andrew Meeder**

📞 410.494.4881

✉️ [ameeder@mackenziecommercial.com](mailto:ameeder@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

# FOR SALE

Baltimore County, MD

# AERIAL

8917 PHILADELPHIA ROAD | BALTIMORE, MARYLAND 21237

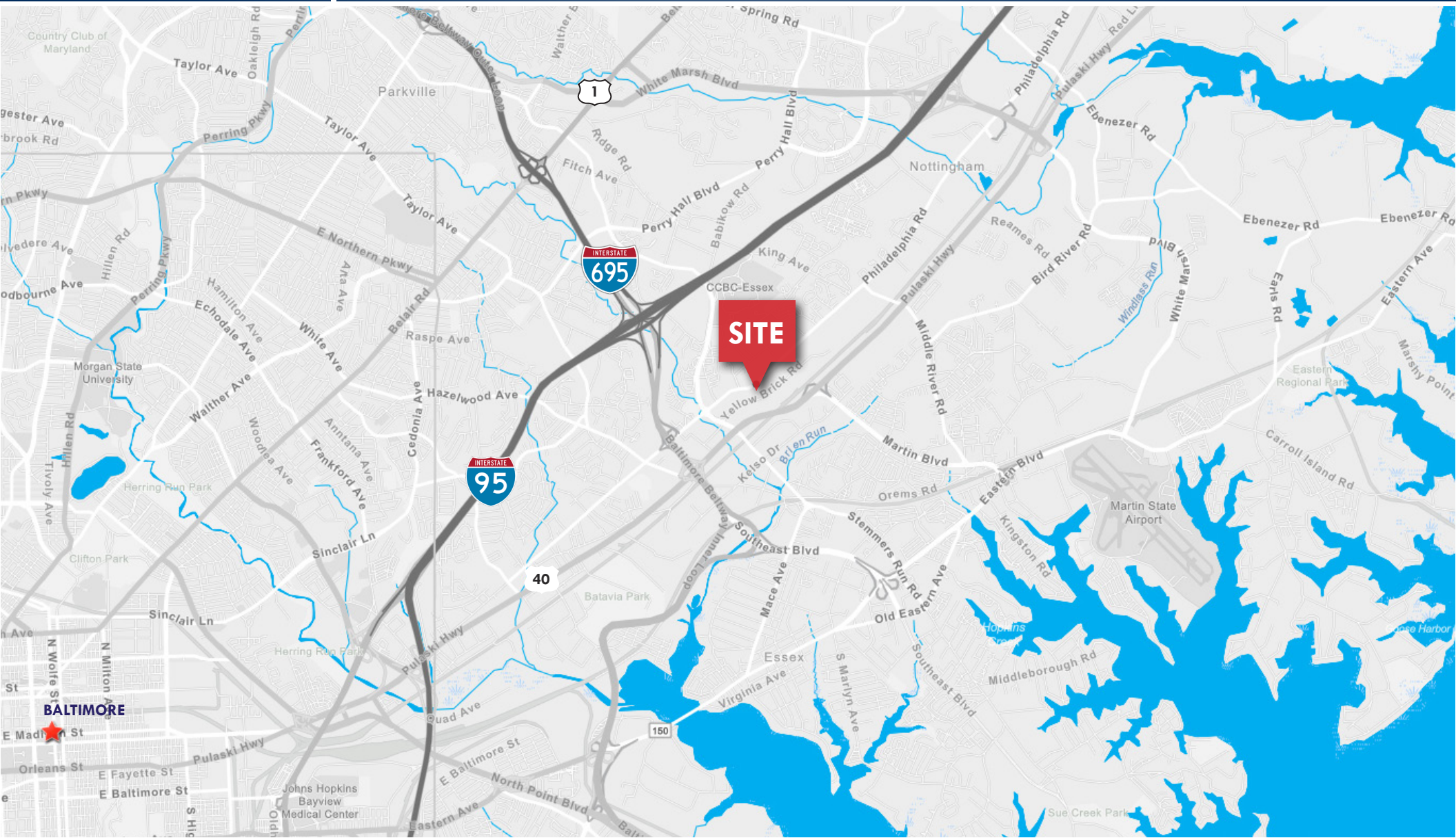


# FOR SALE

Baltimore County, MD

# LOCATION

8917 PHILADELPHIA ROAD | BALTIMORE, MARYLAND 21237



**Michael Spedden**  
☎ 410.494.6644  
✉ mspedden@mackenziecommercial.com

**Daniel Hudak, SIOR**  
☎ 443.573.3205  
✉ dhudak@mackenziecommercial.com

**Andrew Meeder**  
☎ 410.494.4881  
✉ ameeder@mackenziecommercial.com

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.*