



# 13 ACRE ± AUTO DISMANTLING SITE

11235-11239 PHILADELPHIA ROAD | WHITE MARSH, MARYLAND 21162

FOR  
SALE



OWNED AND MANAGED BY:



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 32.0 Ac ± total with up to 13.0 usable Ac ±
- Entrance is fenced and gated
- Secluded and secured site
- Zoning:
  - » MLR (Manufacturing Light,Restricted: 2.0 Ac ±
  - » DR1 (Density Residential 1): 30.0 Ac ±
- Auto Dismantling approved as non-conforming use
- Excellent location for serving the Baltimore market
- Easy access to I-95, MD Route 43 and I-895
- 20 minutes to the Port of Baltimore and Downtown

LOT SIZE:	32.00 ACRES ± (TOTAL)
	13.00 ACRES ± (USABLE)
FRONTAGE:	866' ± (PHILADELPHIA RD)
ZONING:	MLR (MANUFACTURING LIGHT, RESTRICTED) DR 1 (DENSITY RESIDENTIAL)
SALE PRICE:	NEGOTIABLE



GOOGLE MAPS

# AERIAL



7

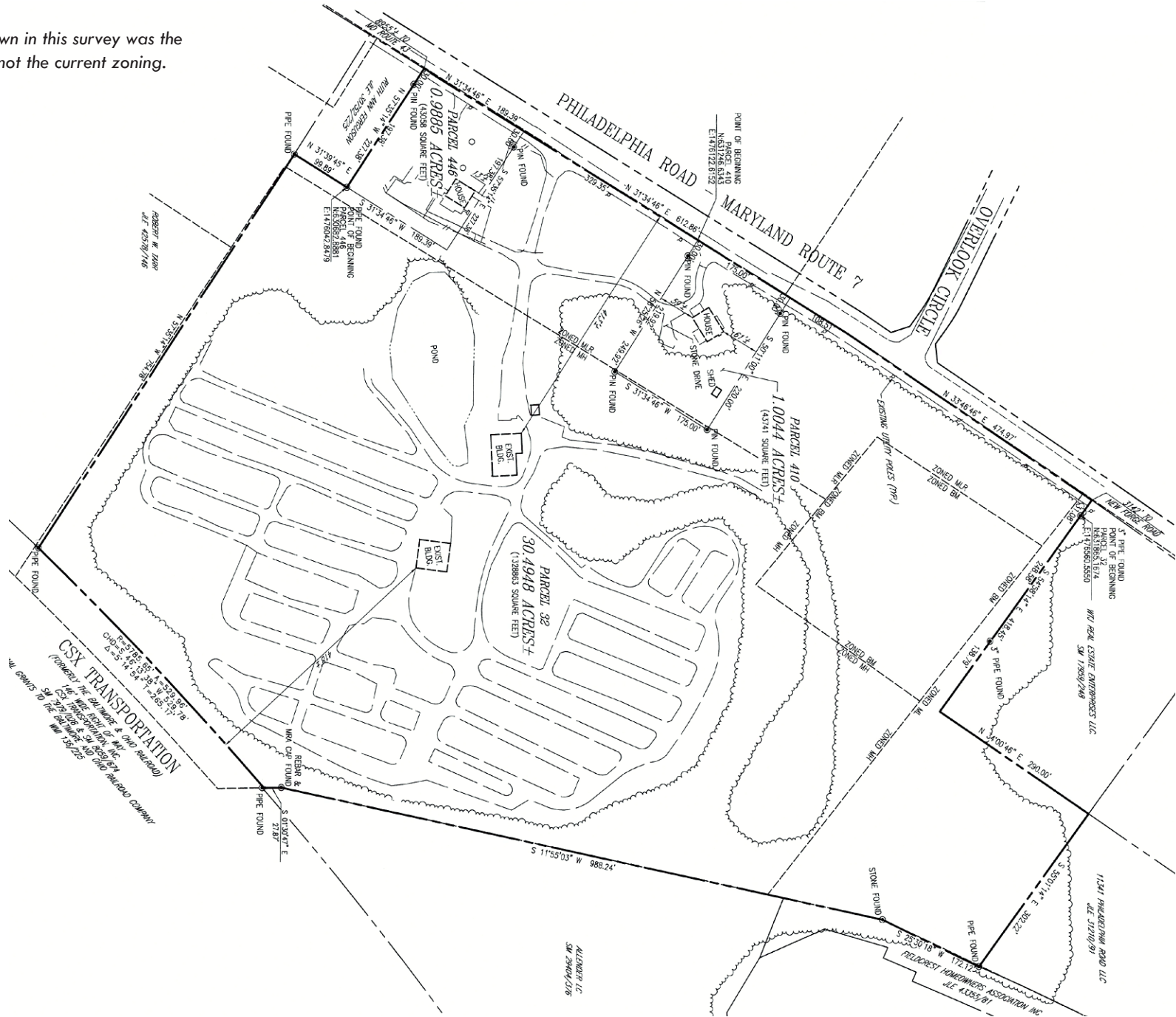
PHILADELPHIA RD

9,980 AADT



# SURVEY

Note: The zoning shown in this survey was the previous zoning and not the current zoning.



# LOCAL BIRDSEYE



INTERSTATE  
95

PRECISION CONCRETE

TURNER  
ROOFING COMPANY, INC.

PHILADELPHIA RD

7

B.E. CONTRACTING



# TRADE AREA

## DRIVING DISTANCE TO:

**40** 1.6 MILES  
4 MIN. DRIVE

**43** 2.4 MILES  
5 MIN. DRIVE

**95** 3.0 MILES  
6 MIN. DRIVE

**PORT OF BALTIMORE**  
15.5 MILES  
22 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BWI**  
24.7 MILES  
25 MIN. DRIVE  
BALTIMORE/WASHINGTON INTERNATIONAL  
THURGOOD/OLIVER MARRIOTT AIRPORT

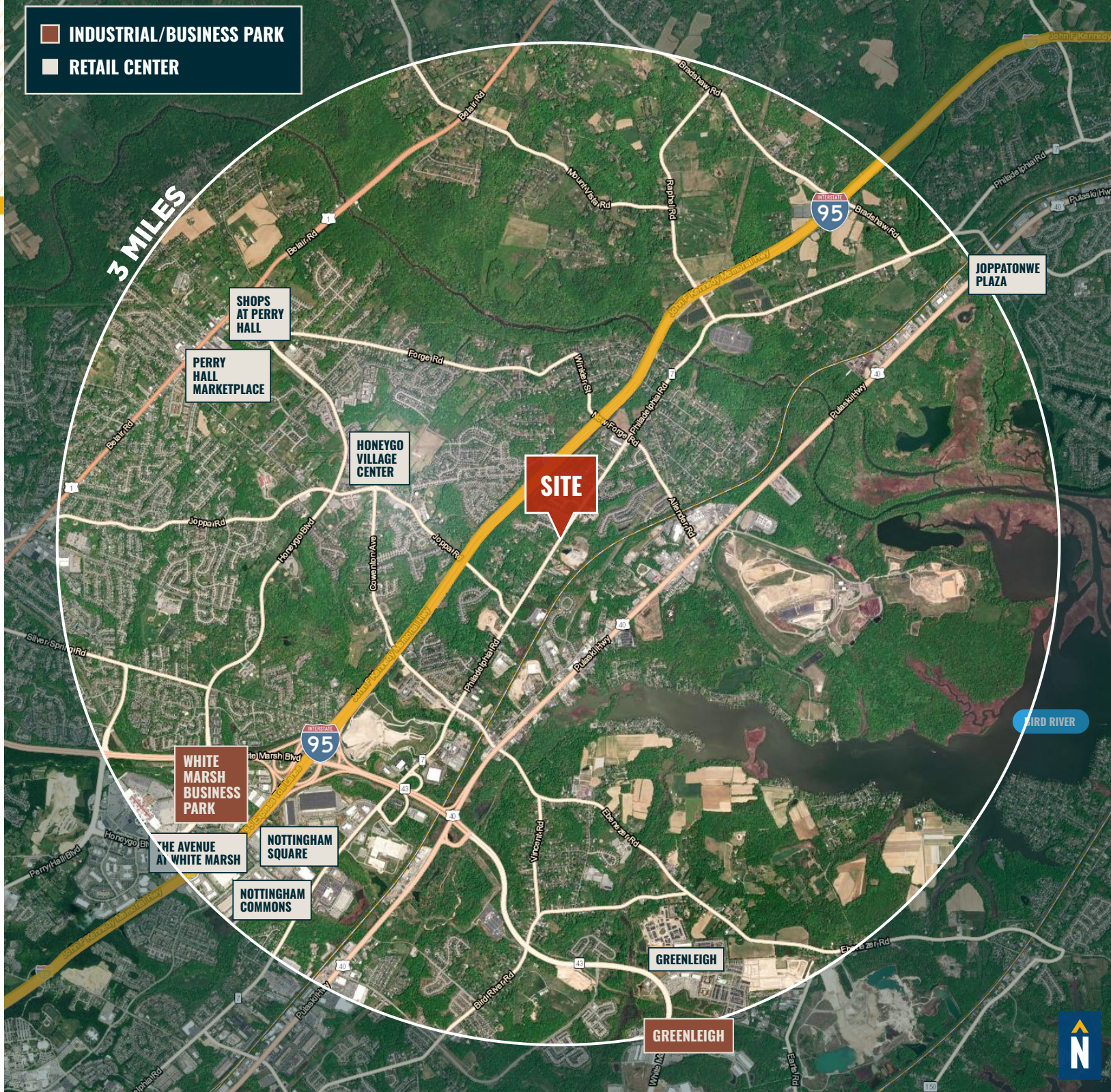
**BALTIMORE, MD** 19.8 MILES  
25 MIN.

**WASHINGTON, DC** 53.5 MILES  
1 HR. 5 MIN.

**PHILADELPHIA, PA** 87.2 MILES  
1 HR. 25 MIN.

**RICHMOND, VA** 169.0 MILES  
2 HRS. 45 MIN.

**INDUSTRIAL/BUSINESS PARK**  
**RETAIL CENTER**



# FOR MORE INFO CONTACT:



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## **ALTON CURRY**

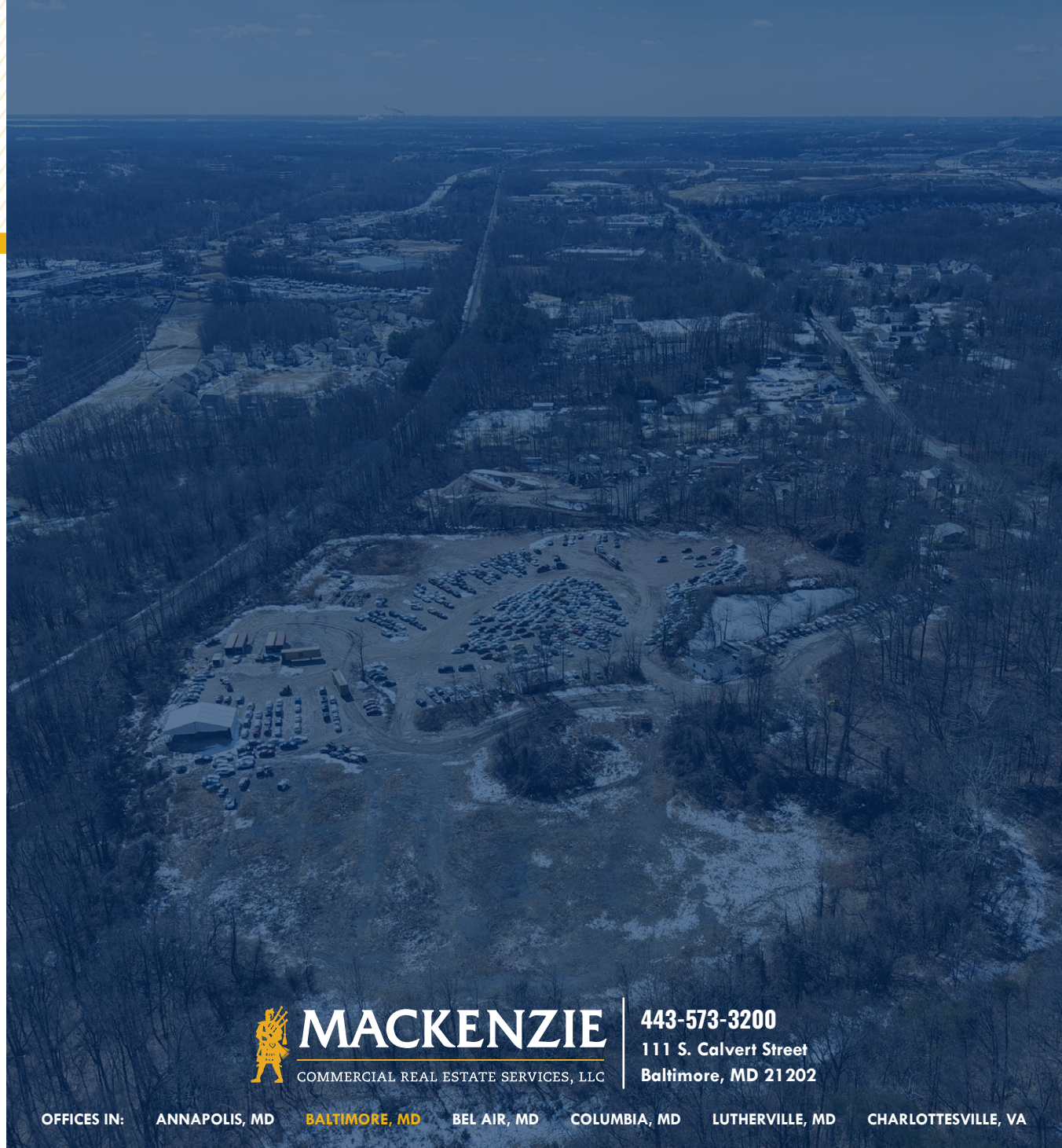
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# MACKENZIE

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