



# 10.2 ACRES WITH RT. 40 FRONTAGE

11425 RED LION RD | WHITE MARSH, MARYLAND 21162

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Paved, Fenced, and Secured Lot
- Public Utilities
- Income with flexible terms
- Pulaski Highway (Rt. 40) frontage
- Easy access to I-95
- Buildings A and B fully renovated
- Recent grading, paving, and fencing at 11425
- Zoning allows for a variety of uses
- Rental income in place between 5 tenants with flexible term



BUILDING A:	1,775 SF ± TWO STORY OFFICE / WAREHOUSE 3 DRIVE-IN DOORS
BUILDING B:	1,262 SF ± TWO STORY OFFICE
BUILDING C:	2,013 SF ± WAREHOUSE 2 DRIVE-IN DOORS
LOT SIZE:	10.2 ACRES ±
ZONING:	ML, BR-AS



# AERIAL





# ADDITIONAL PHOTOS





# LOCAL BIRDSEYE





# TRADE AREA

## DRIVING DISTANCE TO:

**7** 0.9 MILES  
3 MIN. DRIVE

**43** 2.3 MILES  
5 MIN. DRIVE

**95** 3.4 MILES  
6 MIN. DRIVE

**15.1 MILES**  
**20 MIN. DRIVE**  
(SEAGIRT MARINE TERMINAL)

**24.5 MILES**  
**25 MIN. DRIVE**

**BALTIMORE, MD** 18.7 MILES  
**26 MIN.**

**WASHINGTON, DC** 53.4 MILES  
**1 HR. 15 MIN.**

**PHILADELPHIA, PA** 88.5 MILES  
**1 HR. 25 MIN.**

**RICHMOND, VA** 167.0 MILES  
**2 HRS. 45 MIN.**





# FOR MORE INFO **CONTACT:**



## **CHRIS BOLAND**

*VICE PRESIDENT*

**410.494.6644**

**CBOLAND@mackenziecommercial.com**



## **PATRICK SMITH, SIOR**

*VICE PRESIDENT*

**410.494.4866**

**PSMITH@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

**2328 W. Joppa Road, Suite 200  
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

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