

FOR LEASE

 Harford County, Maryland



INDUSTRIAL WAREHOUSE WITH OUTSIDE STORAGE

ABERDEEN BUSINESS CENTER

1232 S. PHILADELPHIA BLVD, BLDG. B
ABERDEEN, MARYLAND 21001

VIRTUAL TOUR



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INDUSTRIAL WAREHOUSE W/ OUTSIDE STORAGE

ABERDEEN BUSINESS CENTER | 1232 S. PHILADELPHIA BOULEVARD, BLDG. B | ABERDEEN, MARYLAND 21001

AVAILABLE

3,750-7,500 sf ±
(includes 350 sf ± of office space)

ZONING

M-1 (Light Industrial)

LOADING

1 Dock

HIGHLIGHTS

- ▶ 7,500 sf ± freestanding building (divisible down to 3,750 sf ±)
- ▶ Ample on-site parking
- ▶ 16' ceilings
- ▶ Outside storage potential (rear parking field)
- ▶ Ingress/egress from both Loflin Rd and S. Philadelphia Blvd
- ▶ Route 40 frontage (easy to find)
- ▶ Easy access to major roads

[CLICK FOR VIRTUAL TOUR](#)



STREET VIEW



PYLON



DOCK



REAR PARKING FIELD

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AERIAL

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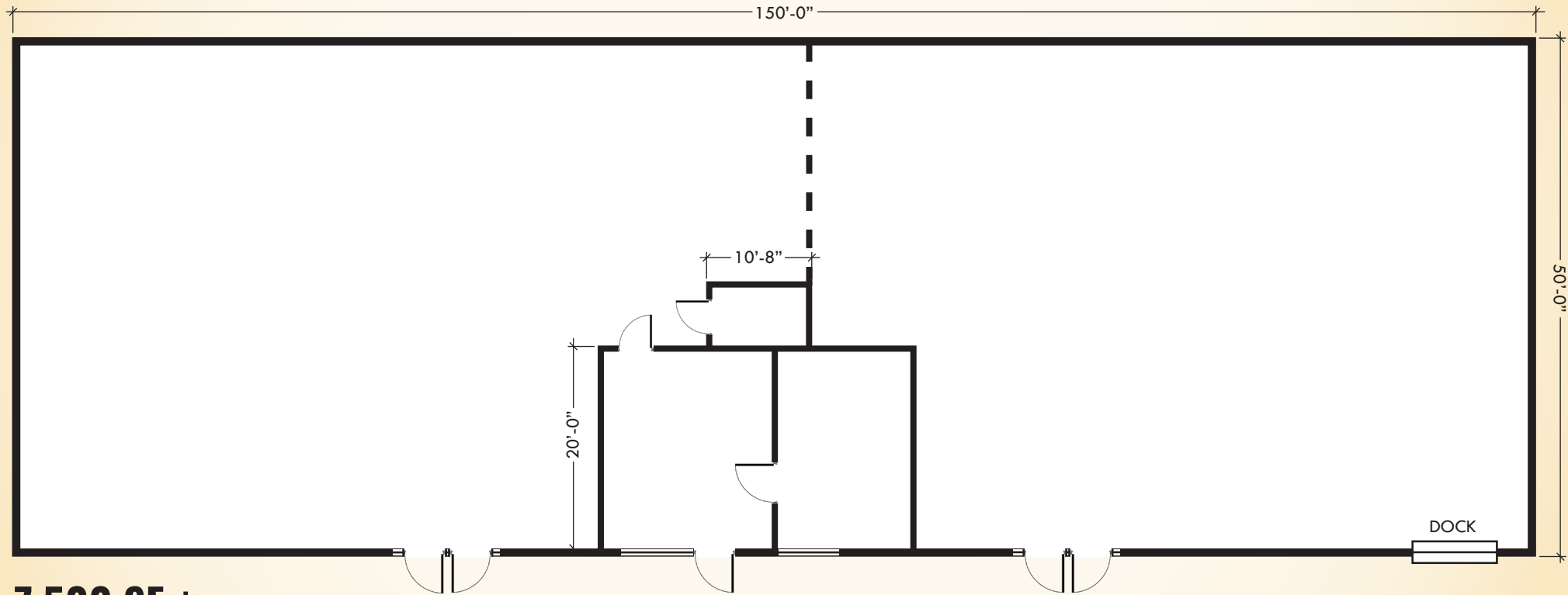


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FLOOR PLAN

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7,500 SF ±
(DIVISIBLE)

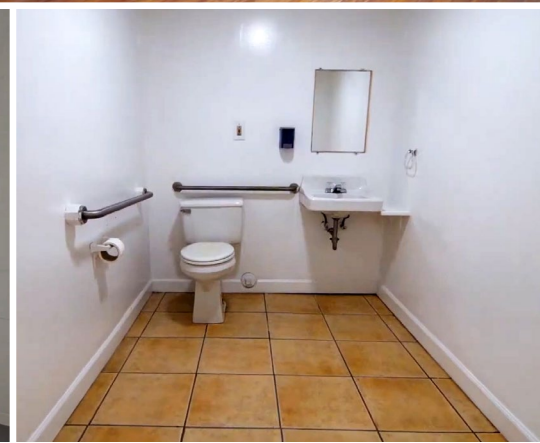
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INTERIOR PHOTOS

ABERDEEN BUSINESS CENTER | 1232 S. PHILADELPHIA BOULEVARD, BLDG. B | ABERDEEN, MARYLAND 21001



 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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TRADE AREA

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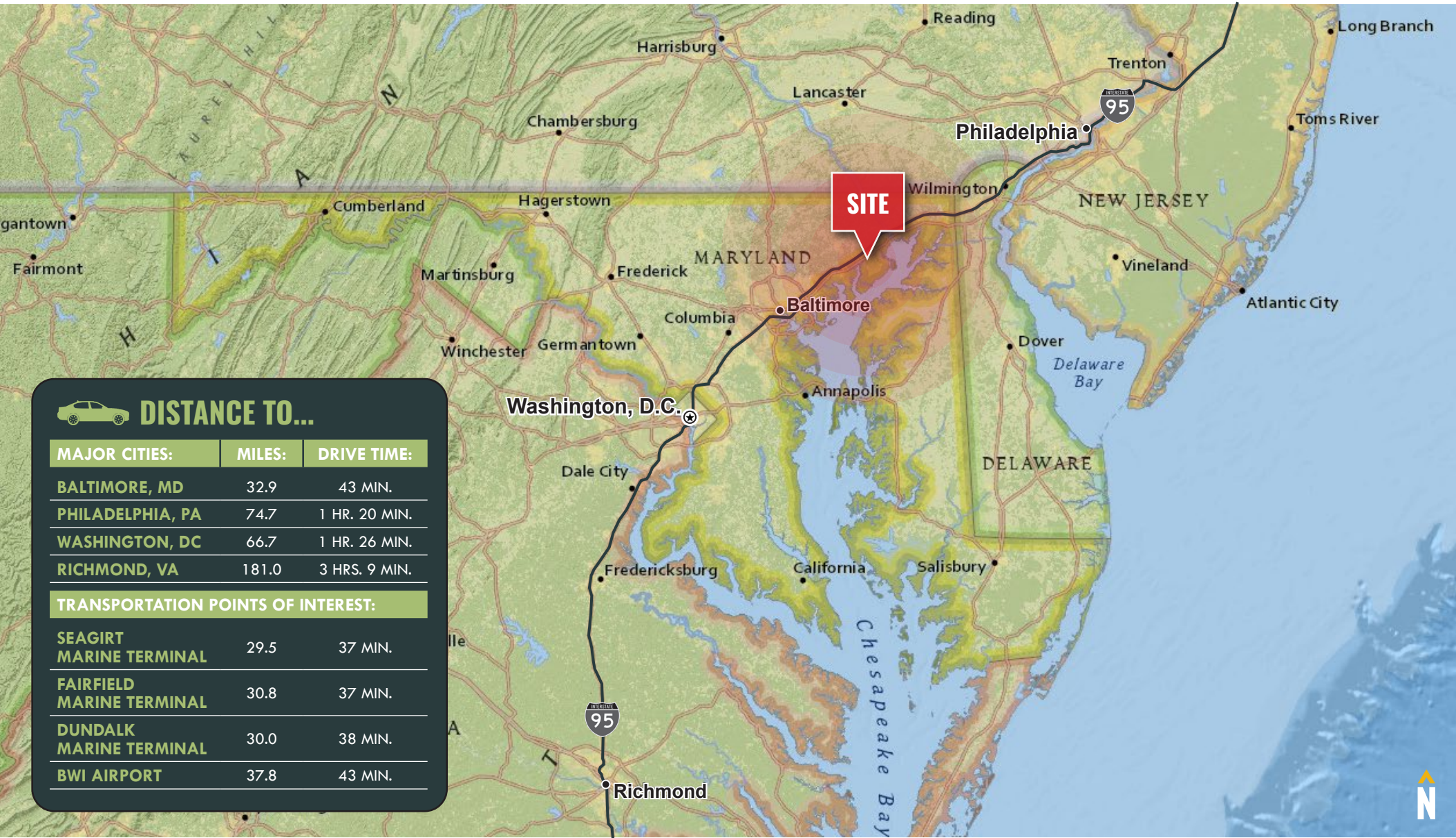


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LOCATION

ABERDEEN BUSINESS CENTER | 1232 S. PHILADELPHIA BOULEVARD, BLDG. B | ABERDEEN, MARYLAND 21001



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	32.9	43 MIN.
PHILADELPHIA, PA	74.7	1 HR. 20 MIN.
WASHINGTON, DC	66.7	1 HR. 26 MIN.
RICHMOND, VA	181.0	3 HRS. 9 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
SEAGIRT MARINE TERMINAL	29.5	37 MIN.
FAIRFIELD MARINE TERMINAL	30.8	37 MIN.
DUNDALK MARINE TERMINAL	30.0	38 MIN.
BWI AIRPORT	37.8	43 MIN.



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