



13.82 ACRES \pm OF INDUSTRIAL LAND

125-129 BENGIES ROAD | MIDDLE RIVER, MARYLAND 21220

FOR
SALE

13.82 AC \pm
TOTAL



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

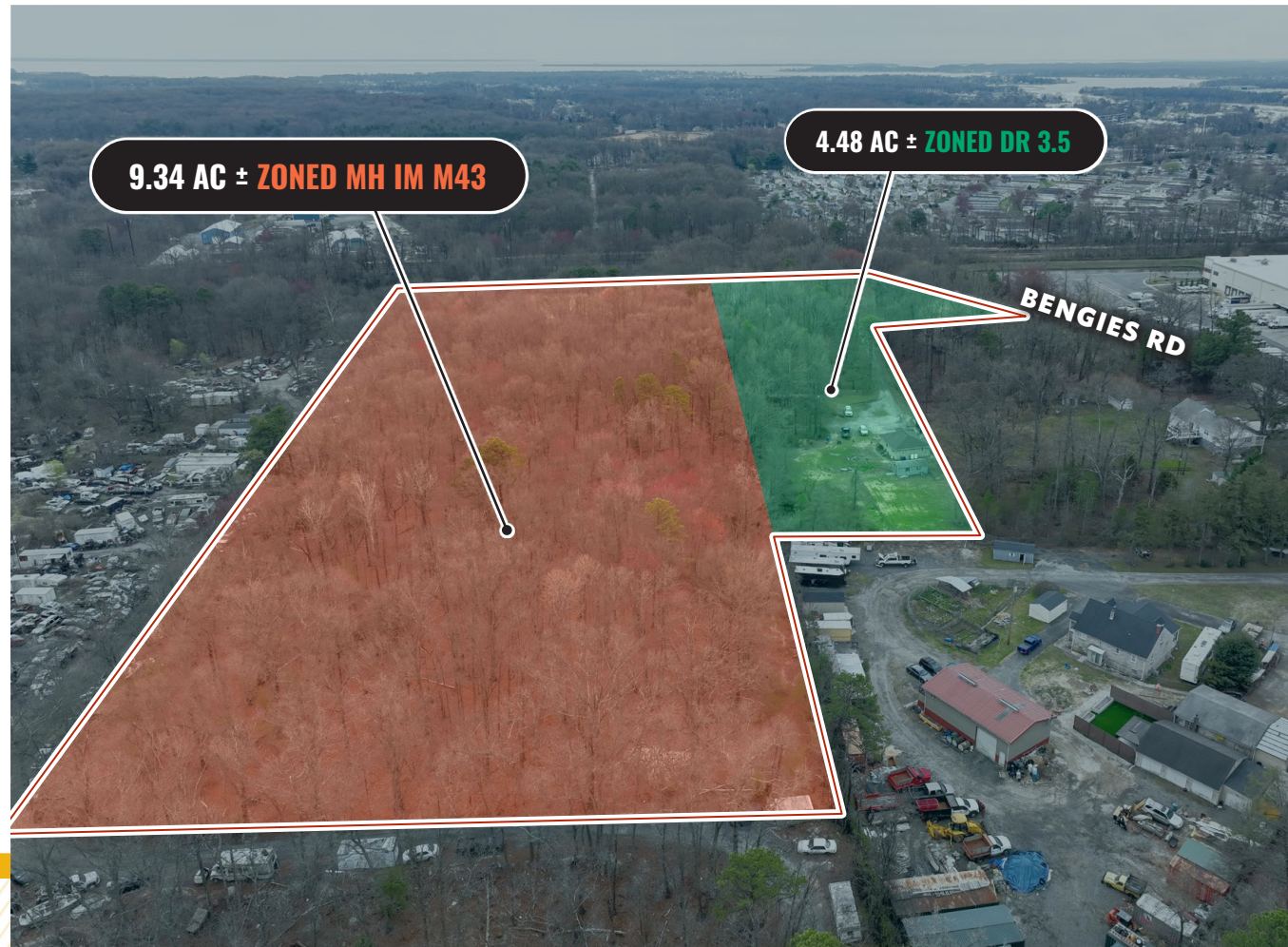
- 13.82 acres \pm of land zoned MH IM M43 (Manufacturing: Heavy, Industrial, Major District; Middle River Employment Center Overlay) and DR 3.5 (Density Residential)
- Large parcels in highly sought after area
- Two (2) existing structures on site
 - » 1,682 SF \pm
 - » 840 SF \pm
- Located along the Route 43 Corridor which has experienced significant mixed use development in recent years
- Potential for CSX railway access
- Easy access to Route 40 and I-95

LOT SIZE:

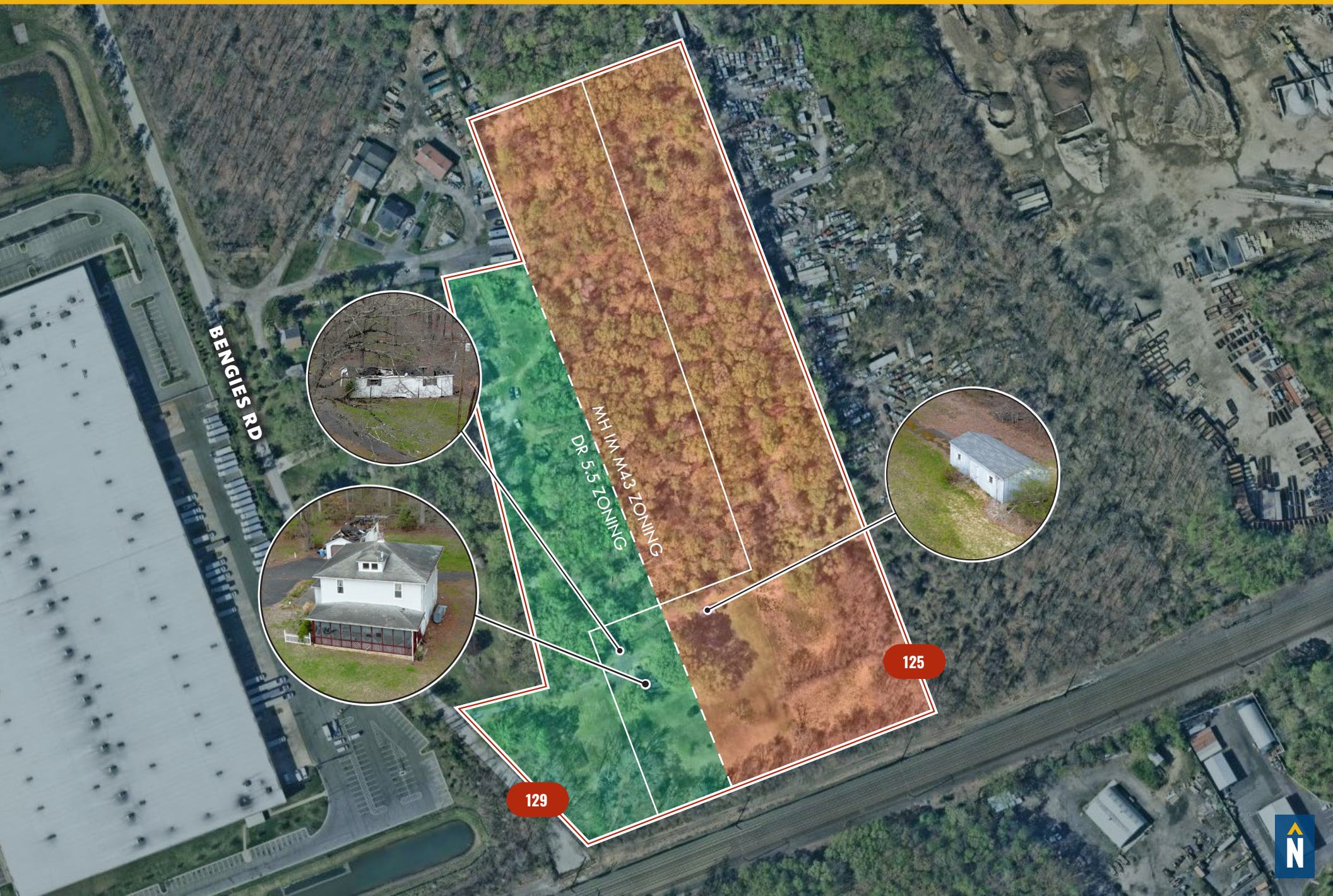
13.82 ACRES \pm (2 PARCELS)

ZONING:

MH IM M43
(MANUFACTURING, HEAVY)
[INDUSTRIAL, MAJOR DISTRICT]
[MIDDLE RIVER EMPLOYMENT CENTER]
DR 3.5 (DENSITY RESIDENTIAL)



AERIAL



TRADE AREA

DRIVING DISTANCE TO:

43 1.3 MILES
3 MIN. DRIVE

40 3.6 MILES
7 MIN. DRIVE

95 4.4 MILES
8 MIN. DRIVE

PORT OF BALTIMORE
16.8 MILES
20 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE-WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
26.2 MILES
28 MIN. DRIVE

BALTIMORE, MD 16.0 MILES
26 MIN.

WASHINGTON, DC 54.8 MILES
1 HR. 0 MIN.

PHILADELPHIA, PA 93.5 MILES
1 HR. 30 MIN.

RICHMOND, VA 169.0 MILES
2 HRS. 30 MIN.



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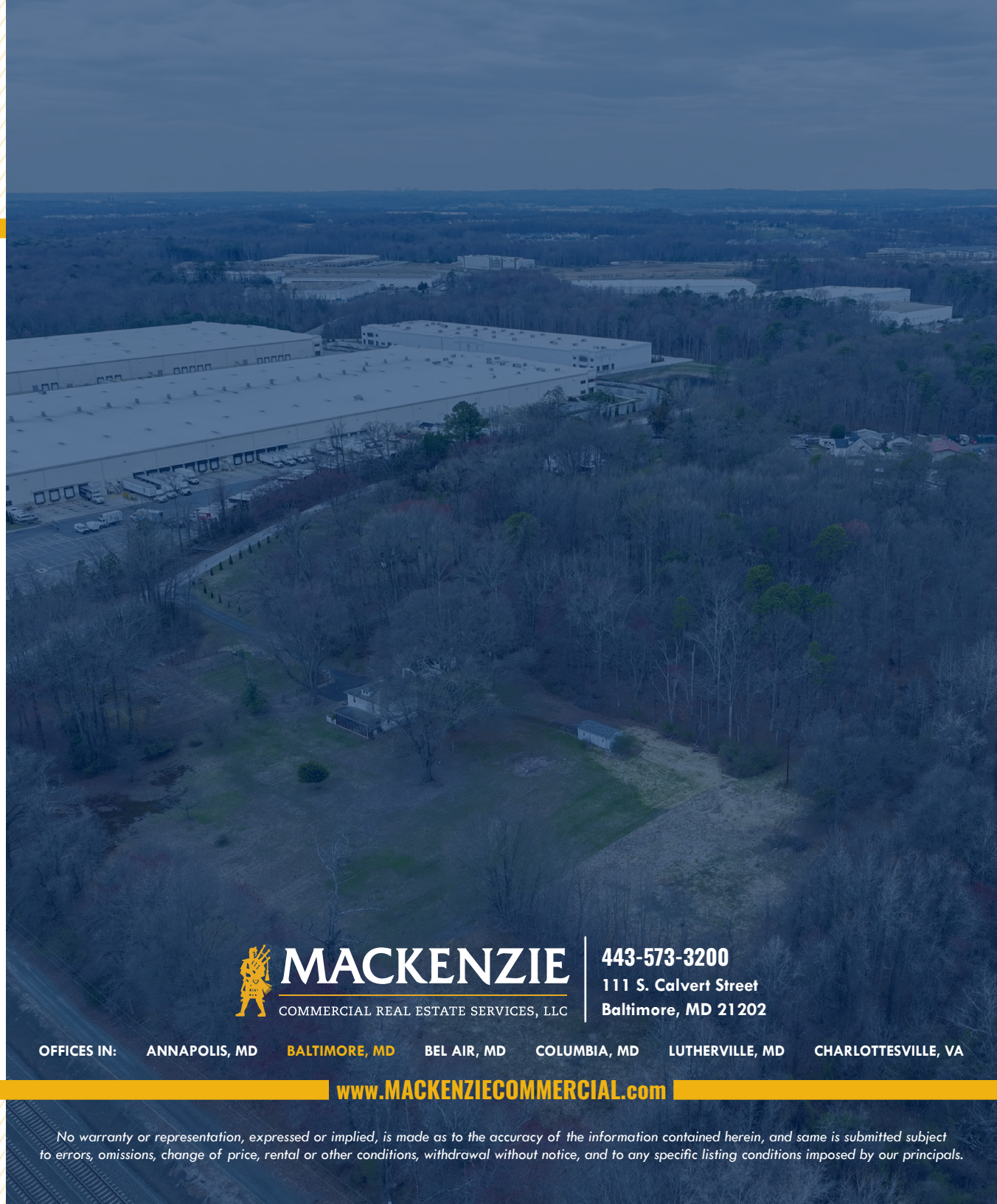
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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