

FOR SALE

Harford County, Maryland

25,000 SF
ON 37 AC

25,000 SF INDUSTRIAL/OFFICE BUILDINGS

1301 TRIMBLE ROAD | EDGEWOOD, MD 21040

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Patrick Smith, SIOR | Vice President
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1301 TRIMBLE ROAD

EDGEWOOD, MARYLAND 21040

AVAILABLE

25,000 sf ± Total

Drive-In Structure A

- ▶ 10,000 sf
- ▶ 99 x 118
- ▶ 18-20 ft clearance

Drive-In Structure B

- ▶ 10,000 sf
- ▶ 140 x 70
- ▶ 15-18 ft clearance

Office Building: 5,000 sf

LOT SIZE

37 Acres

ZONING

GI (Heavy Industrial)

SALE PRICE

\$6,000,000

HIGHLIGHTS

- ▶ Two Drive-In Shop Buildings and a 5,000 sf Office Building
- ▶ Structures built in 2016
- ▶ Public Water & Septic (Permitted for Public Sewer tie in)



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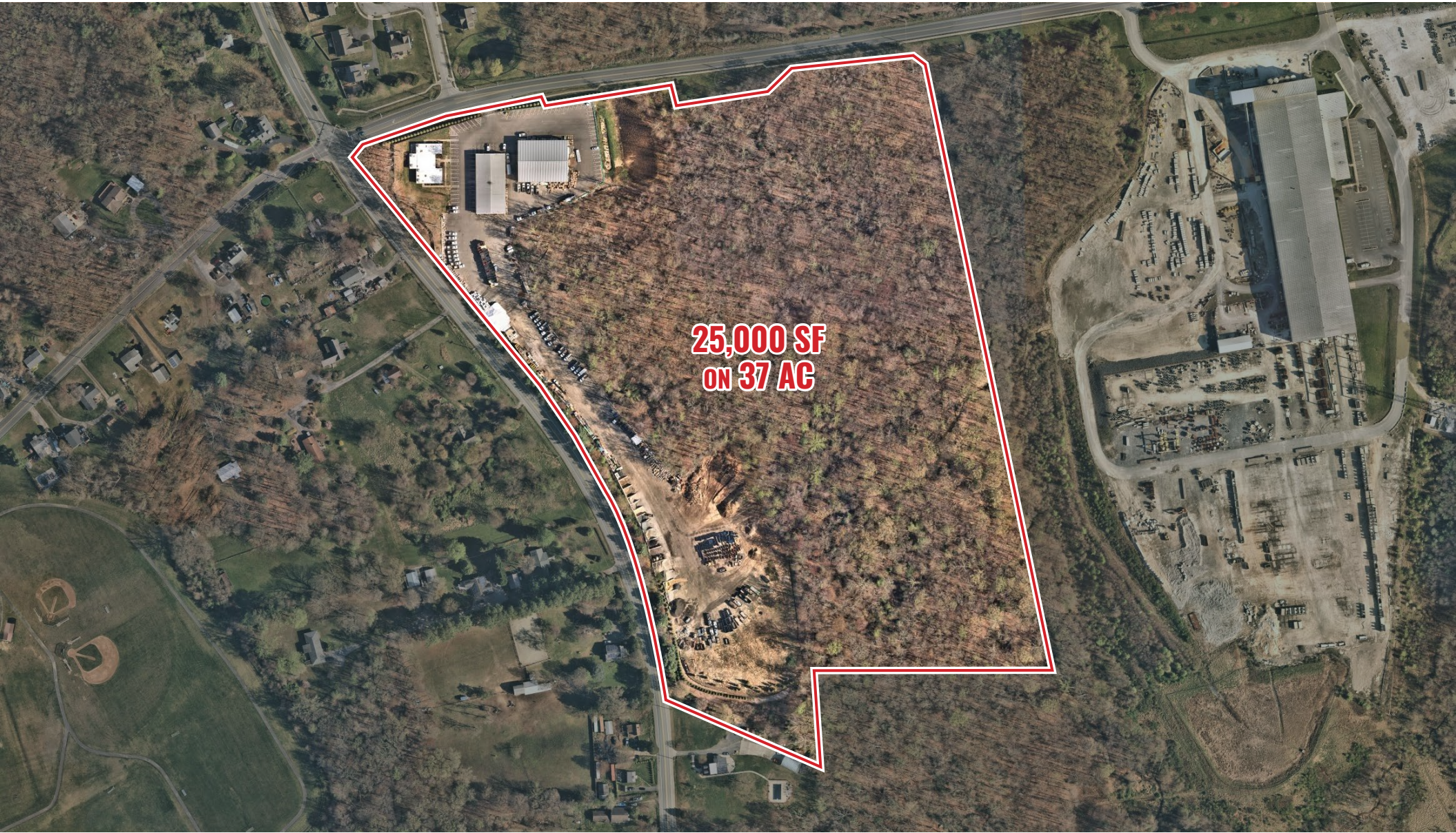
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PROPERTY AERIAL

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TRADE AREA

1301 TRIMBLE ROAD | EDGEWOOD, MARYLAND 21040

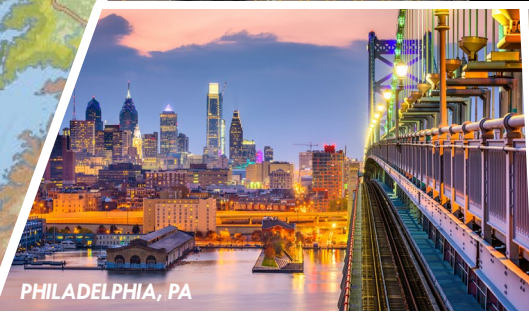


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LOCATION

1301 TRIMBLE ROAD | EDGEWOOD, MARYLAND 21040



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	19.9	35 MIN.
WASHINGTON, DC	59.8	1 HR. 20 MIN.
PHILADELPHIA, PA	83.0	1 HR. 24 MIN.
RICHMOND, VA	168.0	3 HRS. 0 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
SEAGIRT MARINE TERMINAL	20.6	29 MIN.
FAIRFIELD MARINE TERMINAL	22.0	29 MIN.
DUNDALK MARINE TERMINAL	21.2	30 MIN.
BWI AIRPORT	29.6	35 MIN.



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