

WAREHOUSE FOR SALE

1310

FRANKLIN AVENUE

ESSEX, MD 21221



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC



HIGHLIGHTS

- » 14,518 SF ± warehouse building
- » Partially fenced
- » Close proximity to Eastern Boulevard/ Route 150
- » Easy access to Route 702, I-695, I-95 and Route 40
- » Ability to add 4 to 6 additional drive ins



BUILDING SIZE:	14,518 SF ±
LOT SIZE:	.44 ACRES ±
CLEAR HEIGHT:	VARIES
DRIVE INS:	1 (ABILITY TO ADD MORE)
POWER:	3 PHASE
ZONING:	BR / BR AS (BUSINESS ROADSIDE) (AUTOMOTIVE SERVICES OVERLAY)
SALE PRICE:	\$1,600,000



GOOGLE STREET VIEW





Advance Auto Parts

BALTIMORE COUNTY PUBLIC LIBRARY

SHOPPERS

FAMILY DOLLAR

DOLLAR TREE

MVA

Wendy's

ExpressCare URGENT CARE CENTER

POPEYES

boos Little Caesars

150

EASTERN BLVD

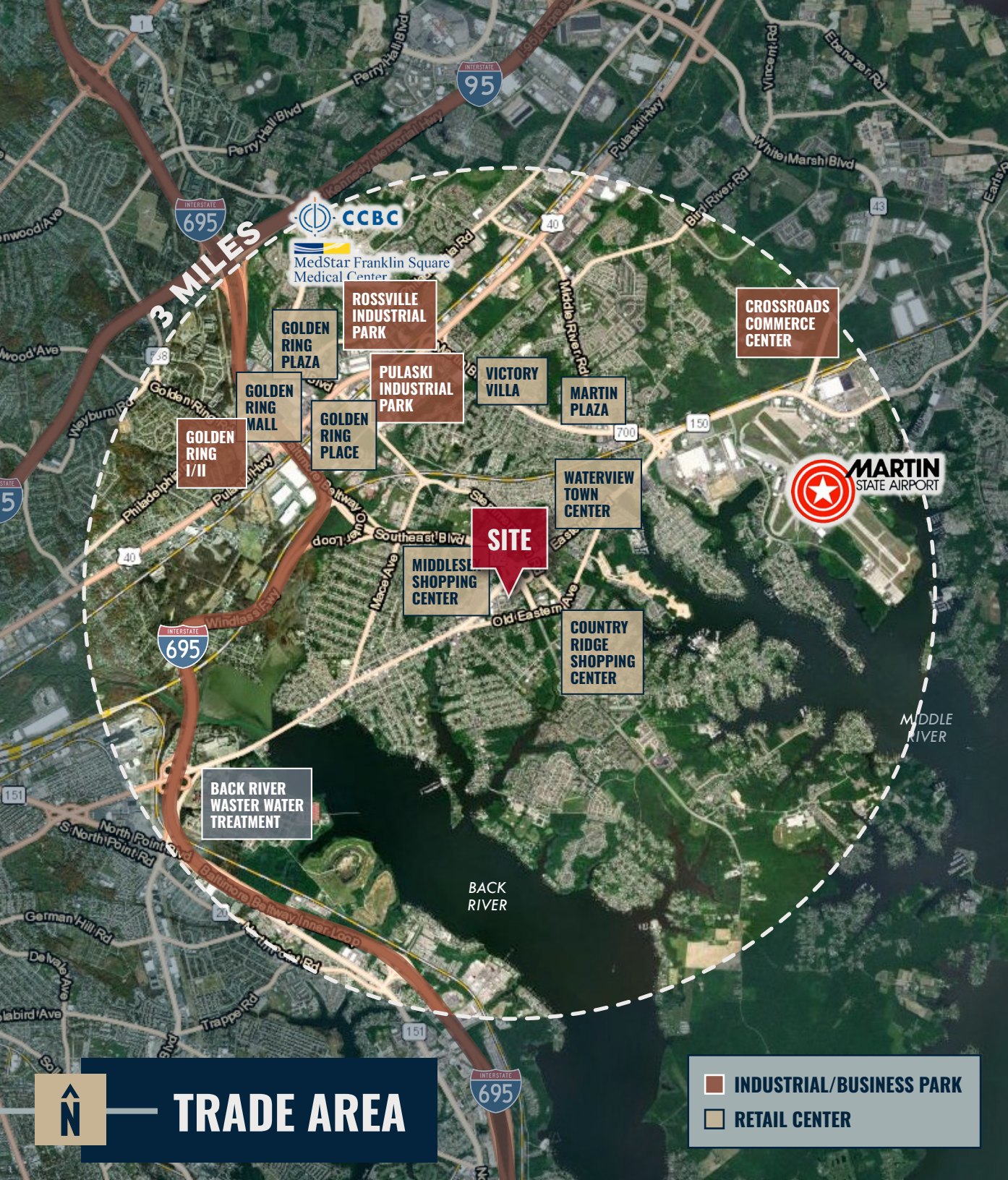
EYRING AVE

SITE

FRANKLIN AVE

DORSEY AVE

ESSEX AVE



TRADE AREA

- INDUSTRIAL/BUSINESS PARK
- RETAIL CENTER



BWI AIRPORT



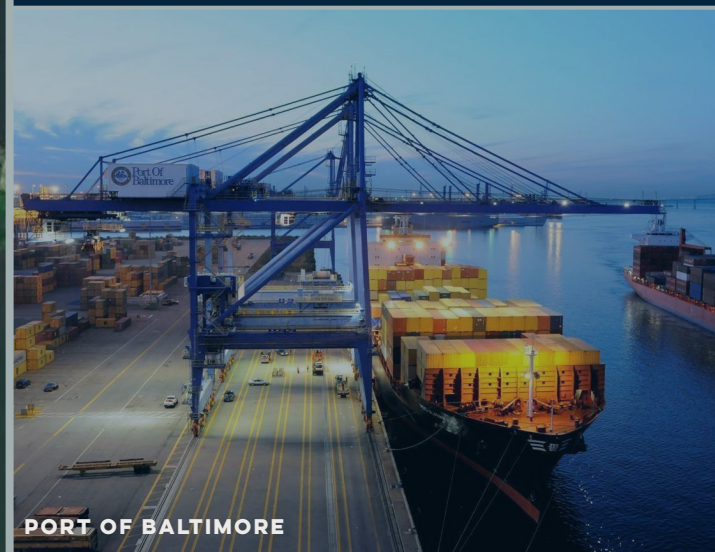
MAJOR CITIES: MILES: DRIVE TIME:

BALTIMORE, MD	10.4	23 MIN.
WASHINGTON, DC	51.2	1 HR. 8 MIN.
PHILADELPHIA, PA	96.5	1 HR. 35 MIN.
RICHMOND, VA	165.0	3 HRS. 15 MIN.

TRANSPORTATION POINTS OF INTEREST:

DUNDALK MARINE TERMINAL	9.3	15 MIN.
FAIRFIELD MARINE TERMINAL	15.2	18 MIN.
SEAGIRT MARINE TERMINAL	7.1	19 MIN.
BWI AIRPORT	22.3	24 MIN.

DRIVING DISTANCE TO...



PORT OF BALTIMORE



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