



WAREHOUSE AND FENCED IOS

1549 ARENA ROAD & 1616 POOLE ROAD | DARLINGTON, MD 21034

FOR
SALE



5,000 SF ± WAREHOUSE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 5,000 SF ± industrial warehouse building
 - » Three (3) drive-ins
 - » Fenced and gated
- 1,874 SF ± residential building (leased month-to-month)
- Two (2) parcels totaling 4.105 acres ±
- Situated just off of Route 1/Conowingo Road
- Separate meters for multi-tenanting
- 15 minute drive to I-95 and Bel Air, MD

BUILDING 1:	5,000 SF ±
BUILDING 2:	1,874 SF ±
LOT SIZE:	4.105 ACRES ±
DRIVE-INS:	3
ZONING:	CI (COMMERCIAL INDUSTRIAL DIST.) AG (AGRICULTURE)
SALE PRICE:	NEGOTIABLE



GOOGLE STREET VIEW



1

ARENA RD

1549 ARENA RD: CI ZONING

1616 POOLE RD: AG ZONING

POOLE RD



LOCAL BIRDSEYE



80 Harford County Public Library
Wawa
Moxley's

Casella

1

POOLE RD

CONOWINGO RD

ARENA RD



TRADE AREA

DRIVING DISTANCE TO:

1 466 FT.
1 MIN. DRIVE

24 8.6 MILES
12 MIN. DRIVE

95 11.8 MILES
18 MIN. DRIVE

PORT OF BALTIMORE
36.8 MILES
45 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)
Helen Delich Bentley

BWI
BALTIMORE-WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
45.9 MILES
50 MIN. DRIVE

BALTIMORE, MD 36.1 MILES
45 MIN.

WASHINGTON, DC 74.7 MILES
1 HR. 20 MIN.

PHILADELPHIA, PA 79.4 MILES
1 HR. 20 MIN.

RICHMOND, VA 184.0 MILES
2 HRS. 50 MIN.



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ALTON CURRY

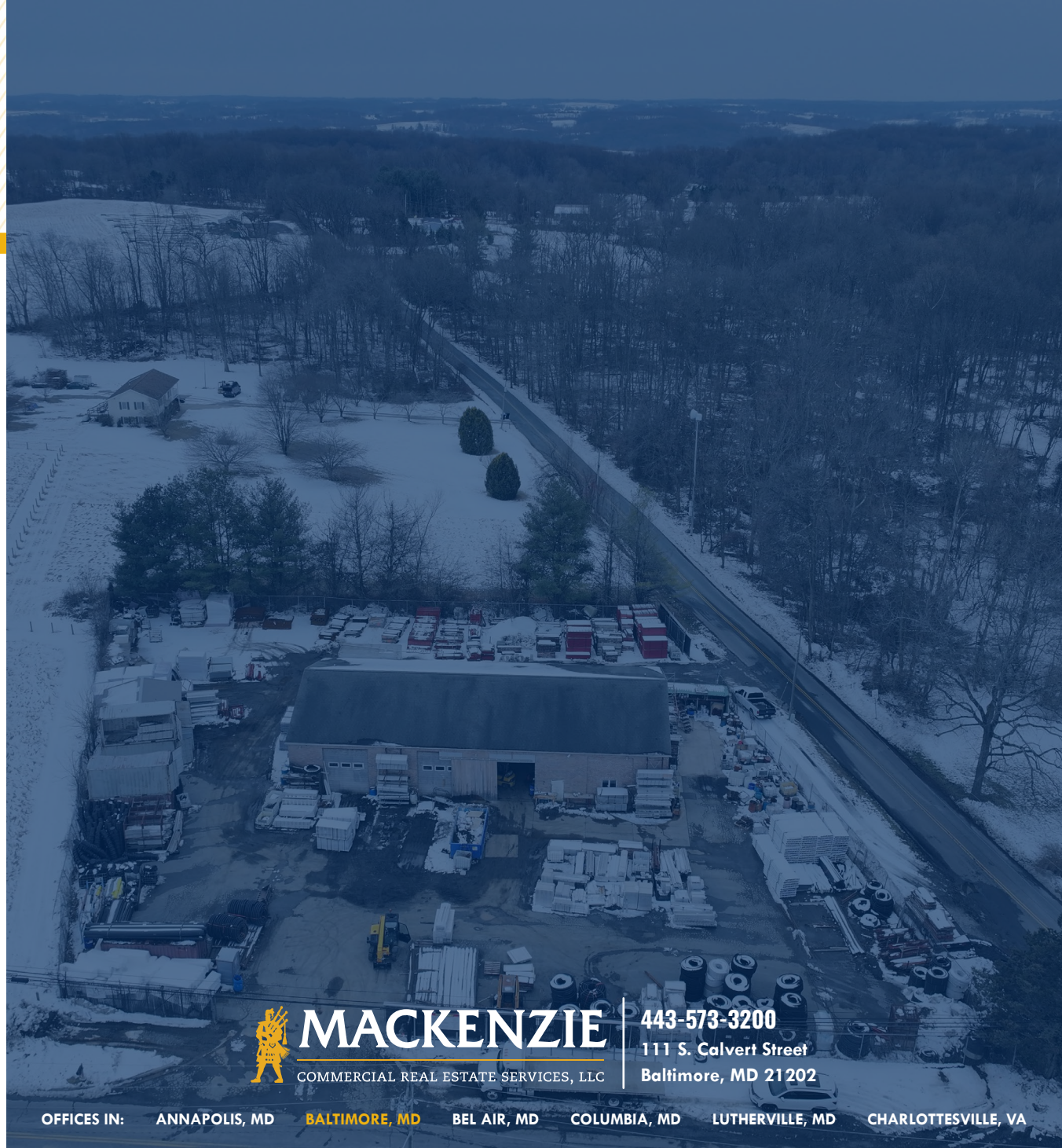
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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

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