



INDUSTRIAL LAND

FULLY ENGINEERED FOR 168,000 SF BLDG.

1621 CLARK ROAD HAVRE DE GRACE, MD



PULASKI HWY

40



CALIBER COLLISION

40

SITE

PROPOSED
168,000 SF
WAREHOUSE
BUILDING



OLD BAY LN



CLARK RD



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

HIGHLIGHTS

- » Shovel-ready fully entitled industrial land
- » Site not impacted by current Harford County development moratorium
- » Located just off of Rt. 40 (Pulaski Hwy)
- » 10 minute drive to I-95
- » Close proximity to Aberdeen and Aberdeen Proving Ground
- » Located in an Enterprise Zone which provides significant tax credits to owner/developer
- » Site is available for BGE Smart Energy Economic Development (energy discount incentive though workforce investment)

» Site being sold with following approvals:

- » Sub-Division with Recorded Plat
- » Site Plan (accommodating 168k sf bldg.)
- » Forest Conservation Plan
- » SWM and Erosion Sediment Control
- » Grading Permit
- » MDE Wetland Permit

LOT SIZE:

13.9 ACRES ±

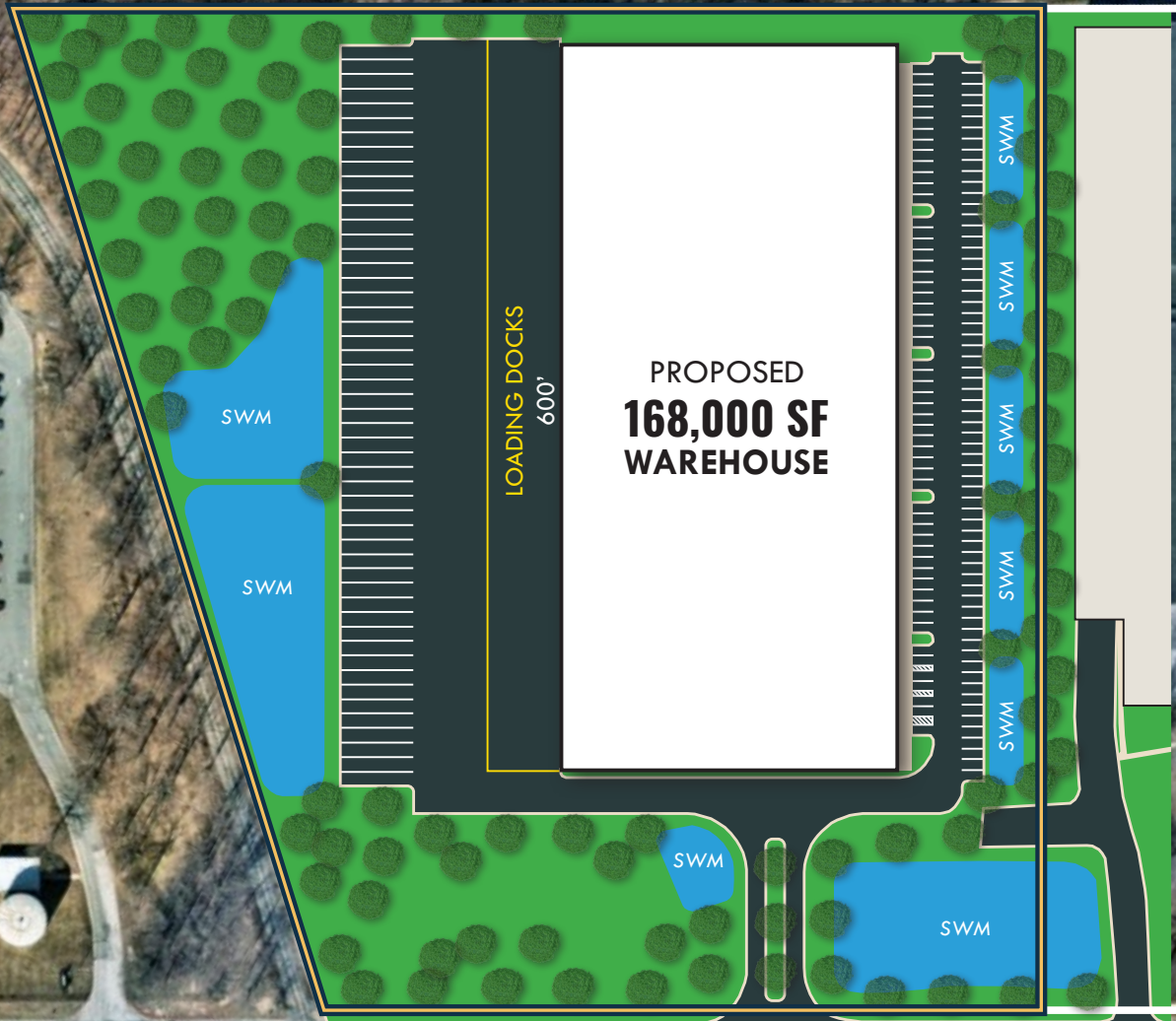
ZONING:

C (COMMERCIAL DISTRICT)

SALE PRICE:

NEGOTIABLE

13.9 ACRES ±



CLARK RD



GOOGLE STREET VIEW



LOCAL BIRDSEYE



SUSQUEHANNA RIVER



CLARK RD



OLD BAY LN



Bottling Group

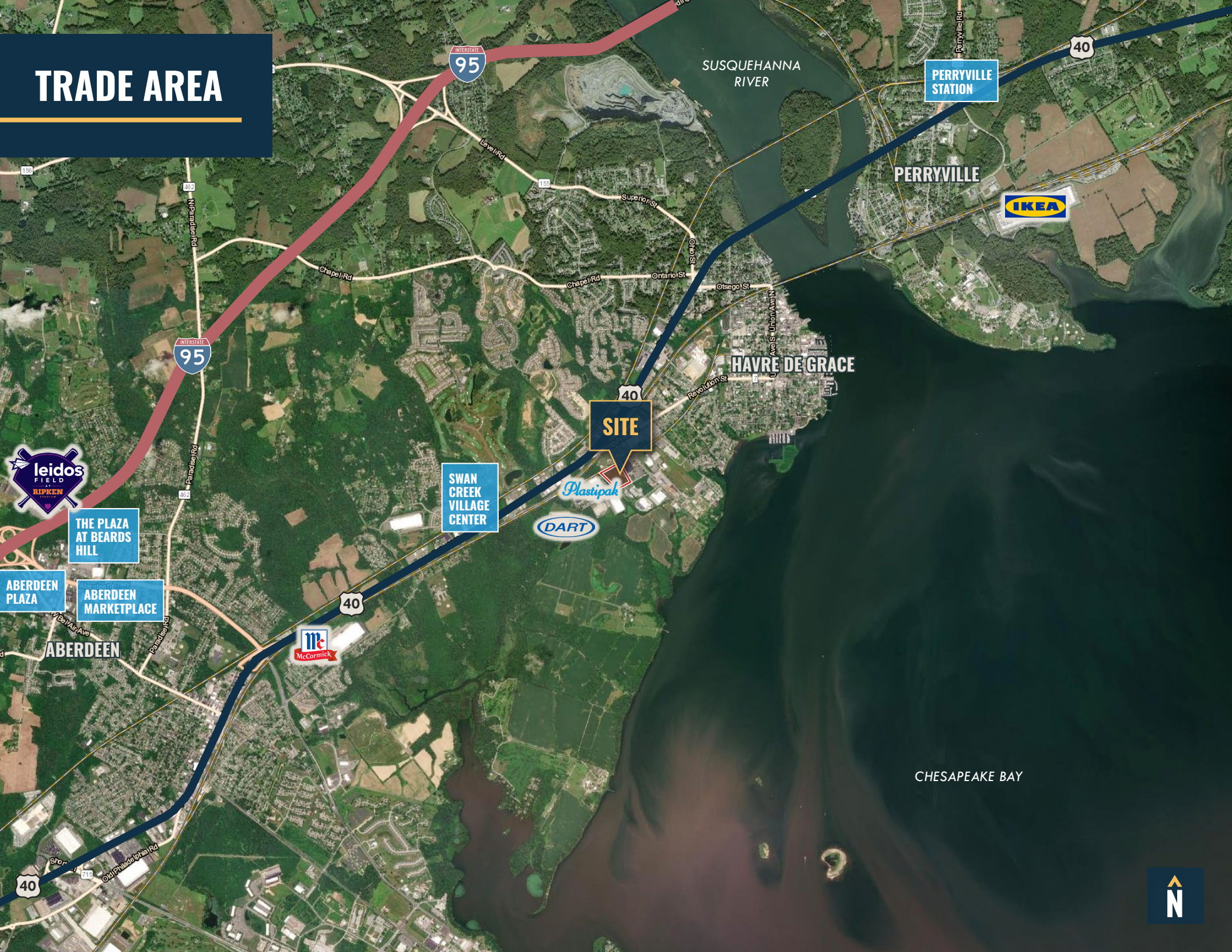
POST RD



PULASKI HWY



TRADE AREA



INTERSTATE 95

40

PERRYVILLE STATION

PERRYVILLE



HAVRE DE GRACE

SITE

SWAN CREEK VILLAGE CENTER



Plastipak



THE PLAZA AT BEARDS HILL

ABERDEEN PLAZA

ABERDEEN MARKETPLACE

ABERDEEN



40

CHESAPEAKE BAY

40



LOCATION



BALTIMORE, MD



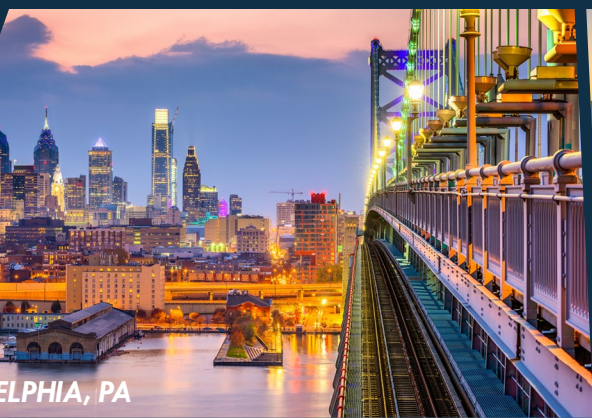
BWI AIRPORT



WASHINGTON, DC



PORT OF BALTIMORE



PHILADELPHIA, PA



RICHMOND, VA



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	39.6	50 MIN.
PHILADELPHIA, PA	68.7	1 HR. 14 MIN.
WASHINGTON, D.C.	74.2	1 HR. 35 MIN.
RICHMOND, VA	184.0	3 HRS. 20 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
SEAGIRT MARINE TERMINAL	36.0	47 MIN.
FAIRFIELD MARINE TERMINAL	37.4	48 MIN.
DUNDALK MARINE TERMINAL	36.6	49 MIN.
BWI AIRPORT	45.4	50 MIN.



Richmond



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