



FOR LEASE

4.75 AC ± INDUSTRIAL STORAGE YARD

1687 E. OLD PHILADELPHIA ROAD | ELKTON, MARYLAND 21921



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 4.75 acres \pm of EMU-zoned land
- Fenced and gated
- Existing LED lighting throughout
- Easy access to Route 40 (4 min. drive \pm) and I-95 (12 min. drive \pm)

E OLD PHILADELPHIA RD



LOT SIZE:

4.75 ACRES \pm

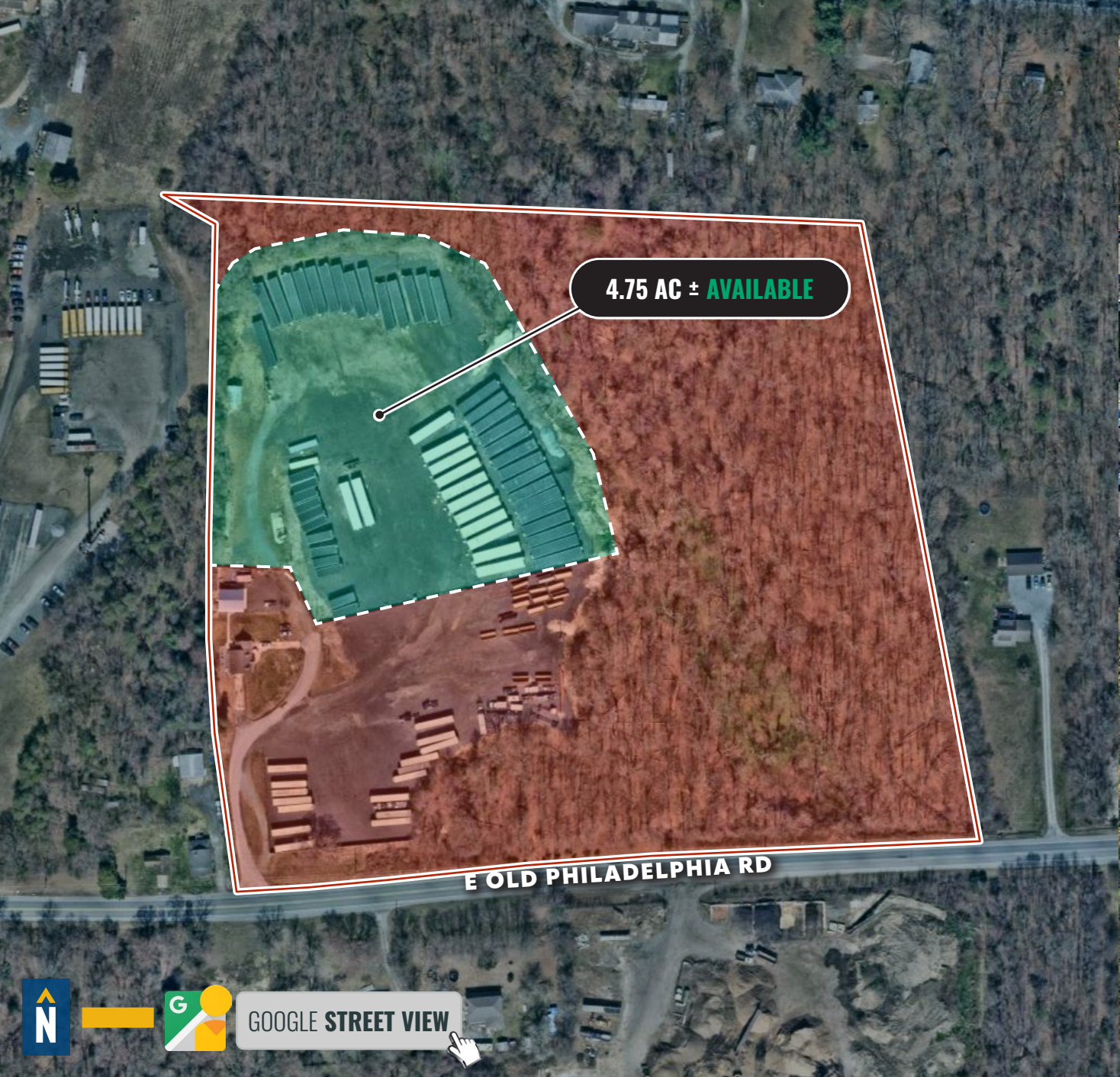
ZONING:

EMU (EMPLOYMENT MIXED USE)

RENTAL RATE:

\$3,000/MO. PER AC, NNN

AERIAL



GOOGLE STREET VIEW

LOCAL BIRDSEYE



POLO PALLET
MANUFACTURING

E OLD PHILADELPHIA RD

Alta
Crack Sealants & Coatings

HALE
TRAILER
SALES & SERVICE

40

PULASKI HWY



TRADE AREA

DRIVING DISTANCE TO:

40 1.1 MILES
4 MIN. DRIVE

95 5.7 MILES
12 MIN. DRIVE

896 7.7 MILES
14 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
51.3 MILES
55 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

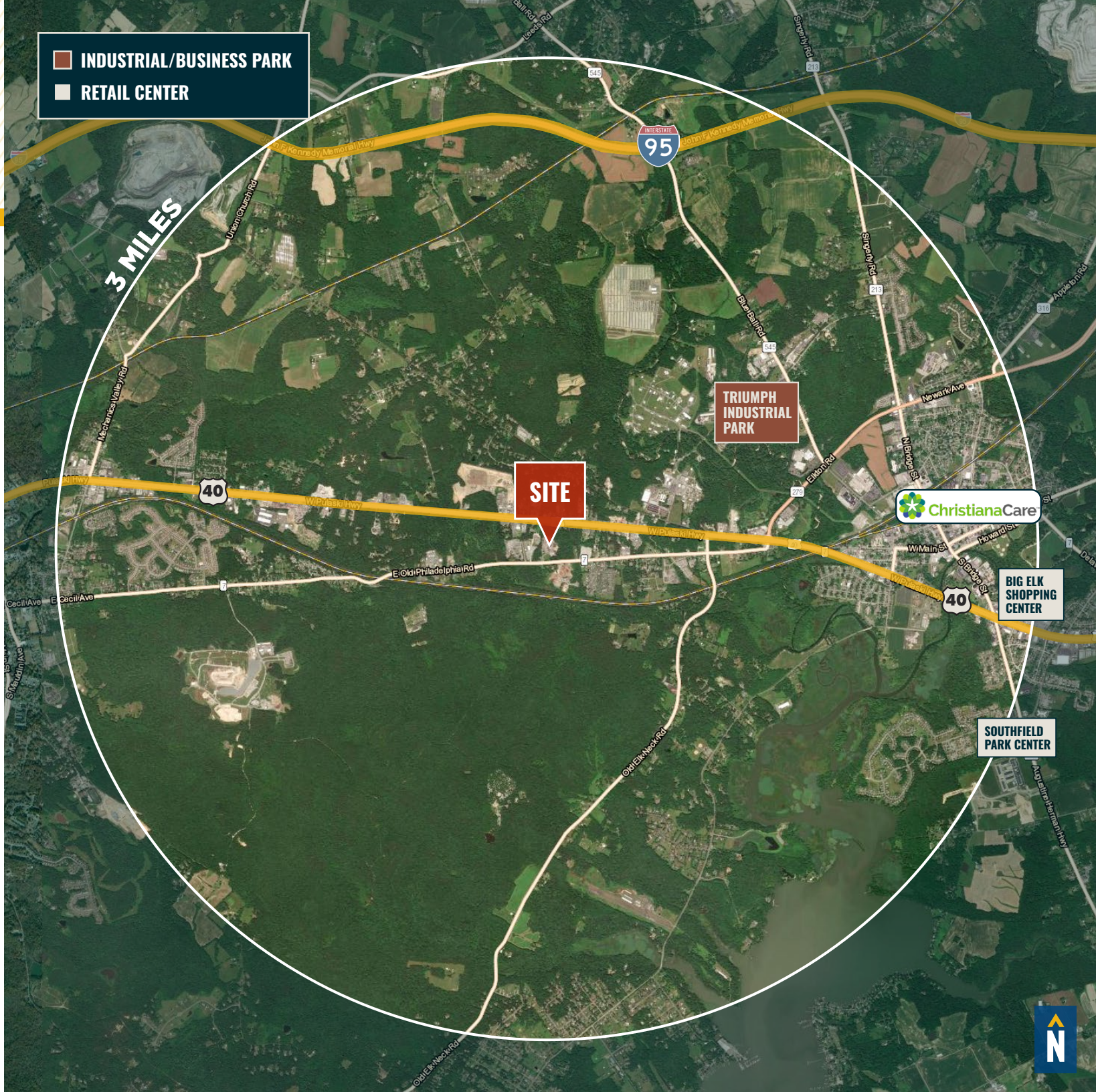
BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
60.3 MILES
1 HR. 0 MIN. DRIVE

WILMINGTON, DE 21.9 MILES
30 MIN.

PHILADELPHIA, PA 53.1 MILES
55 MIN.

BALTIMORE, MD 50.6 MILES
1 HR. 0 MIN.

WASHINGTON, DC 89.2 MILES
1 HR. 30 MIN.



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