

FOR SALE

Anne Arundel County, MD

2.89
ACRES

INDUSTRIAL LAND
1711 MIDWAY ROAD
ODENTON, MARYLAND 21113

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Dennis Boyle | Vice President
☎ 443.798.9339 ✉ dboyle@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10500 Little Patuxent Parkway, Suite 460 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

Andrew Meeder, SIOR | Senior Vice President & Principal
☎ 410.494.4881 ✉ ameeder@mackenziecommercial.com

FOR SALE

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INDUSTRIAL LAND

1711 MIDWAY ROAD | ODENTON, MARYLAND 21113

AVAILABLE

2.89 Acres ±

ZONING

W2 (Industrial, Light)

SALE PRICE

\$850,000

HIGHLIGHTS

- ▶ Water and sewer on Midway Rd
- ▶ Potential to build 11,250 sf ± building (see conceptual, p. 5)
- ▶ Zoned W2 for light industrial, self storage, contractors, construction yards or office use
- ▶ Located just off of Route 32 and Telegraph Road
- ▶ Easy access to I-97, I-295, I-95



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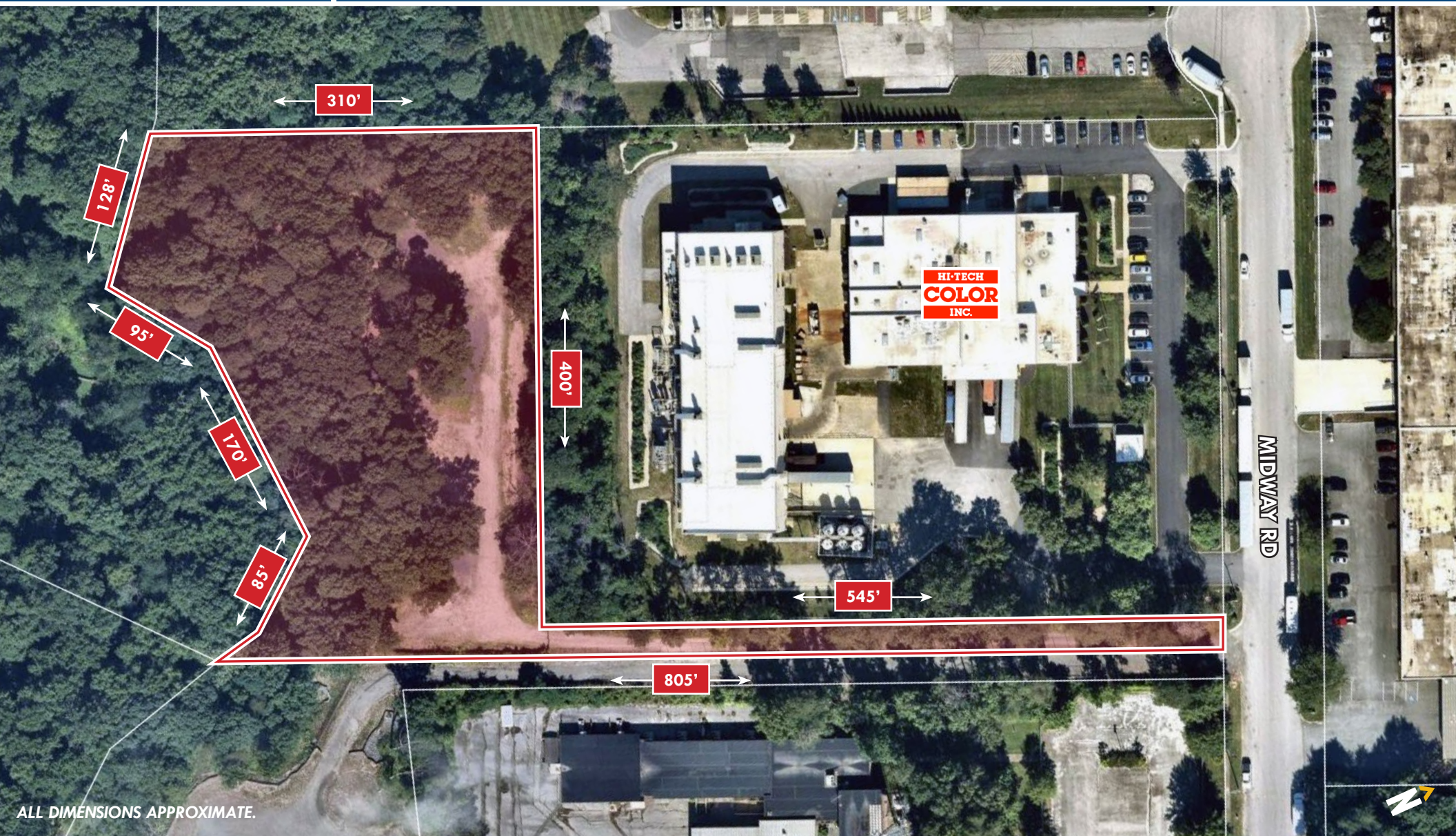
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AERIAL

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ALL DIMENSIONS APPROXIMATE.

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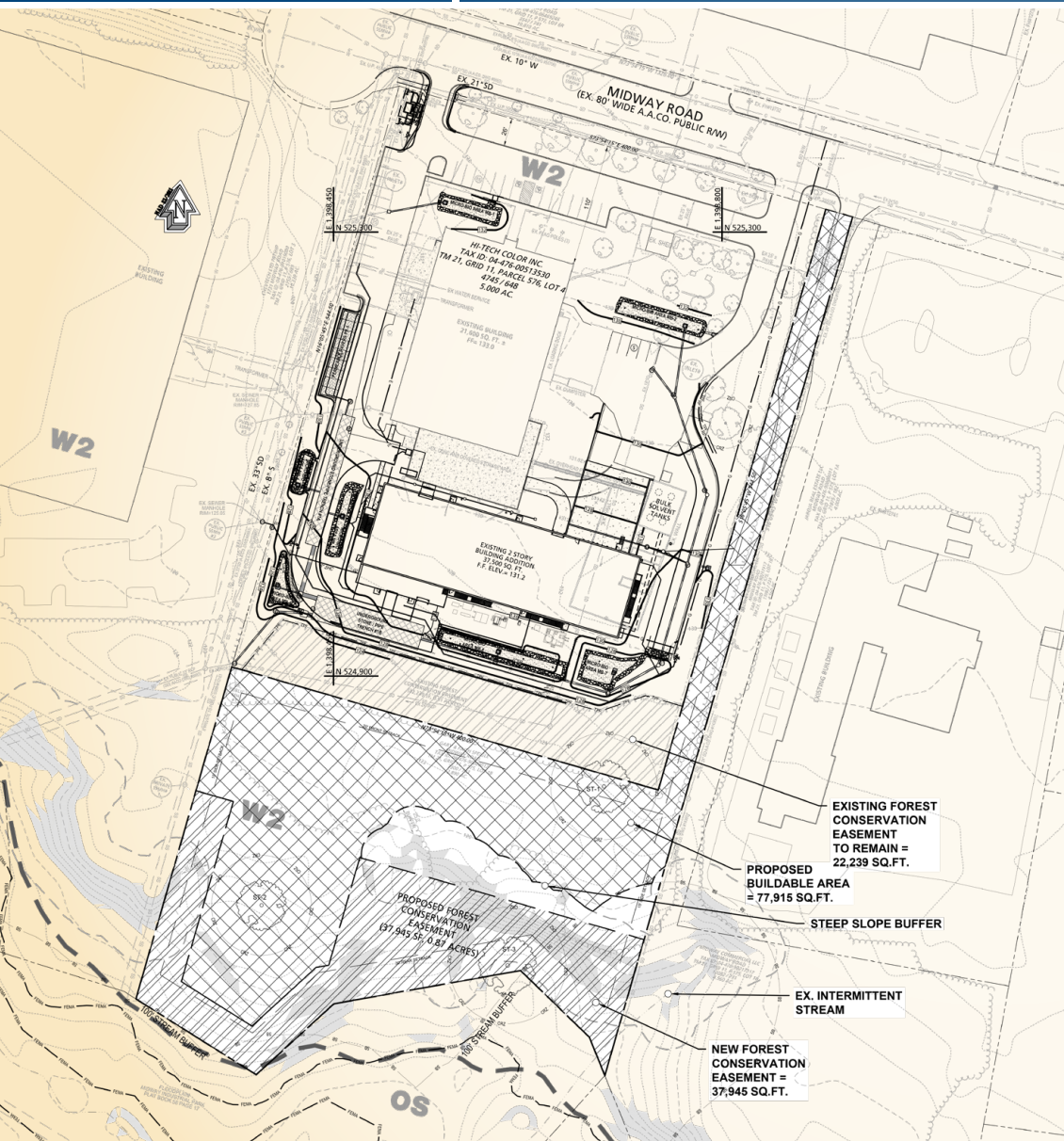
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BUILDABLE AREA PLAN

1711 MIDWAY ROAD | ODENTON, MARYLAND 21113



FOREST CONSERVATION WORKSHEET

Variable	Unique Trait 1
Site Information	
A. Owner Management Date	Priority/Pending Area
B. Special Use Code	142.000
C. Unique Tree Area	142.000
D. General Protection Critical Area or 500' Buffer	142.000
E. Invasive Species Definition for Targeted Growth and Priority Land Use	142.000
F. Existing Forest Area within Unique Tree Area	142.000
G. Proposed Forest Change within Unique Tree Area	142.000
H. Unique Tree Area (142.000)	142.000
I. Unique Tree Area Area (142.000)	142.000
J. Unique Tree Area Area (142.000)	142.000
K. Unique Tree Area Area (142.000)	142.000
L. Unique Tree Area Area (142.000)	142.000
M. Unique Tree Area Area (142.000)	142.000
N. Unique Tree Area Area (142.000)	142.000
O. Unique Tree Area Area (142.000)	142.000
P. Unique Tree Area Area (142.000)	142.000
Q. Unique Tree Area Area (142.000)	142.000
R. Unique Tree Area Area (142.000)	142.000
S. Unique Tree Area Area (142.000)	142.000
T. Unique Tree Area Area (142.000)	142.000
U. Unique Tree Area Area (142.000)	142.000
V. Unique Tree Area Area (142.000)	142.000
W. Unique Tree Area Area (142.000)	142.000
X. Unique Tree Area Area (142.000)	142.000
Y. Unique Tree Area Area (142.000)	142.000
Z. Unique Tree Area Area (142.000)	142.000

SPECIMEN TREE TABLE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition/Comments
1	black oak	<i>Quercus velutina</i>	32	Poor	
2	black oak	<i>Quercus velutina</i>	30	Good	
3	southern red oak	<i>Quercus falcata</i>	35	Poor	

PROJECT SUMMARY - W2 ZONING

DESCRIPTION	REQUIRED	PROPOSED
SITE AREA	8,000 SQ. FT. MIN.	125,985 SQ. FT. OR 2.89 ± ACRES
PROPOSED BUILDING AREA	N/A	PROP BLDG= SF
LOT FRONTAGE	75' @ BRL	
LOT COVERAGE (MAN-MADE IMPERVIOUS)	80% MAX.	
BUILDING HEIGHT	75'	
BUILDING LENGTH		
BUILDING SETBACKS (PRINCIPAL STRUCTURES)		
- SIDE YARD	15' MIN.	75'
- FRONT YARD (PUBLIC RW)	20' MIN.	150'
- REAR YARD (SOUTH BOUNDARY)	30' MIN.	110'
PARKING LOT SETBACKS		
MIDWAY ROAD	25' (RW > 60')	25'
ADJACENT INDUSTRIAL PROPERTIES	10'	10'

GENERAL NOTES

- OWNER: GARY & FAITH SPEIGLE
P.O. BOX 404
SAVAGE, MD 20783
- THE PROPERTY IS KNOWN AS TAX MAP 21, GRID 11, PARCEL 576, LOT 2, PER DEED 07300100733
- THE EXISTING ZONING OF THE SITE IS W2- LIGHT INDUSTRIAL DISTRICT. THE ZONING IS TO REMAIN THE SAME
- THE SITE ADDRESS IS MIDWAY ROAD, ODENTON, MD 21113.
- TAX ACCOUNT IDENTIFIER: 04-476-90009012.
- THE EXISTING SITE IS UNDEVELOPED.
- THE EXISTING TOPOGRAPHY AND FEATURES SHOWN HEREON ARE OBTAINED FROM A FIELD SURVEY BY BAY ENGINEERING, INC. AND SUPPLEMENTED WITH ANNE ARUNDEL COUNTY GIS TOPOGRAPHY.
- SITE UTILITIES ARE AS FOLLOWS:
- WATER (W-4): EXISTING SERVICE (KINGS HEIGHTS/ODENTON)
- SANITARY SEWER (S-4): EXISTING SERVICE (PATUXENT)
- THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND / OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON SURVEY INFORMATION PROVIDED BY BAY ENGINEERING, INC. AND ANNE ARUNDEL COUNTY GIS INFORMATION AND MAY BE SUBJECT TO CHANGE.
- STEEP SLOPES BASED ON TOPOGRAPHY FROM ANNE ARUNDEL COUNTY GIS.
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP # 24003-012E DATED OCTOBER 16, 2012 FOR SAID COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SITE LEGEND

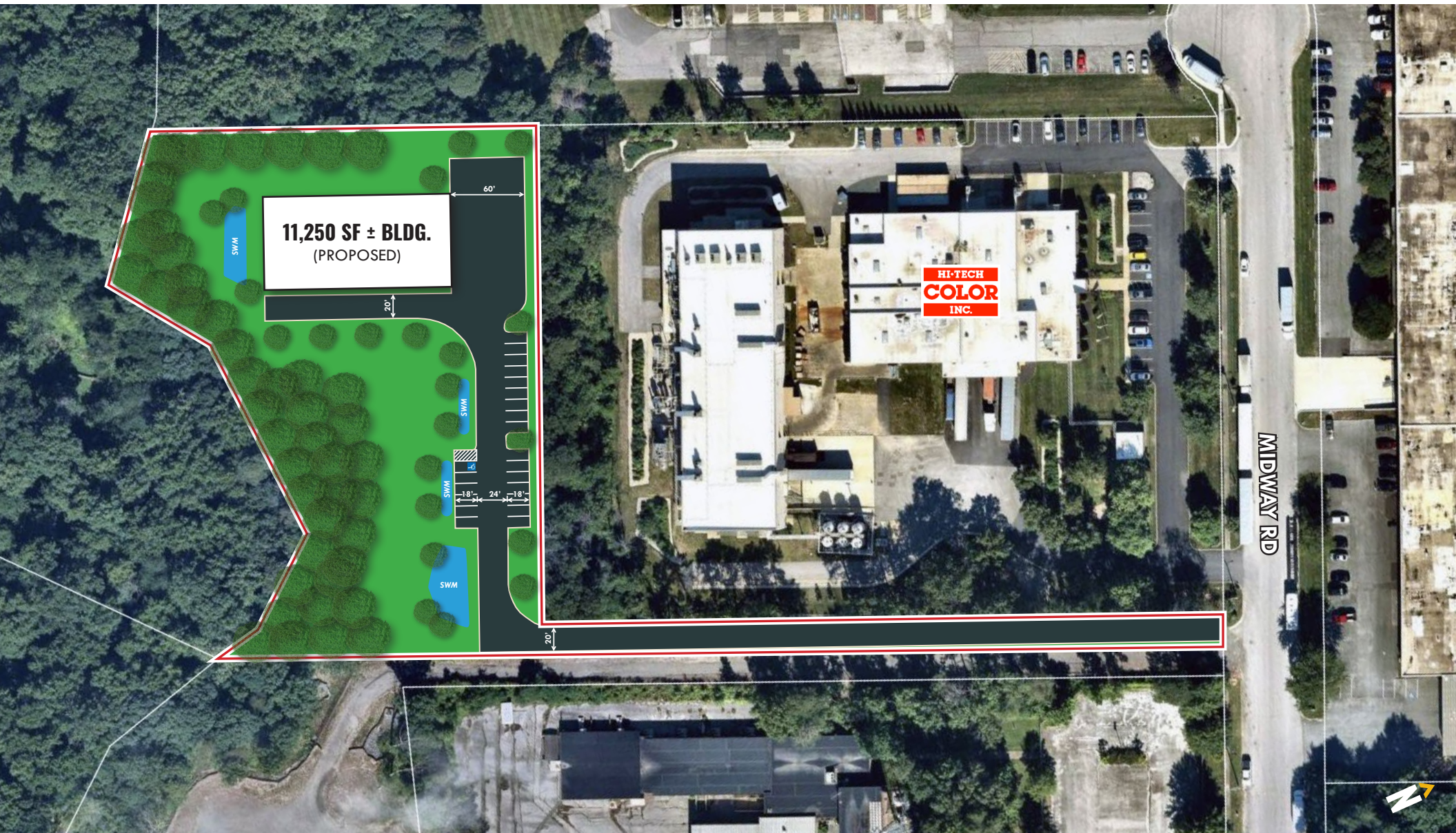
- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING SOILS BOUNDARY
- EXISTING SOILS DESIGNATION
- EXISTING UTILITY POLE W/ OVERHEAD WIRE
- EXISTING WATER
- EXISTING FORCE MAIN
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING ZONING BOUNDARY
- EXISTING ZONING DESIGNATION
- EXISTING TREELINE
- EXISTING TREE
- EXISTING SPECIMEN TREE
- EXISTING CRITICAL ROOT ZONE
- EXISTING SLOPES > 25%
- EXISTING STREAM
- 100' STREAM BUFFER
- FOREST CONSERVATION EASEMENT
- PRELIMINARY BUILDABLE AREA

FOR SALE

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CONCEPT PLAN: 11,250 SF ± BUILDING

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PHOTOS/ACCESS

1711 MIDWAY ROAD | ODENTON, MARYLAND 21113



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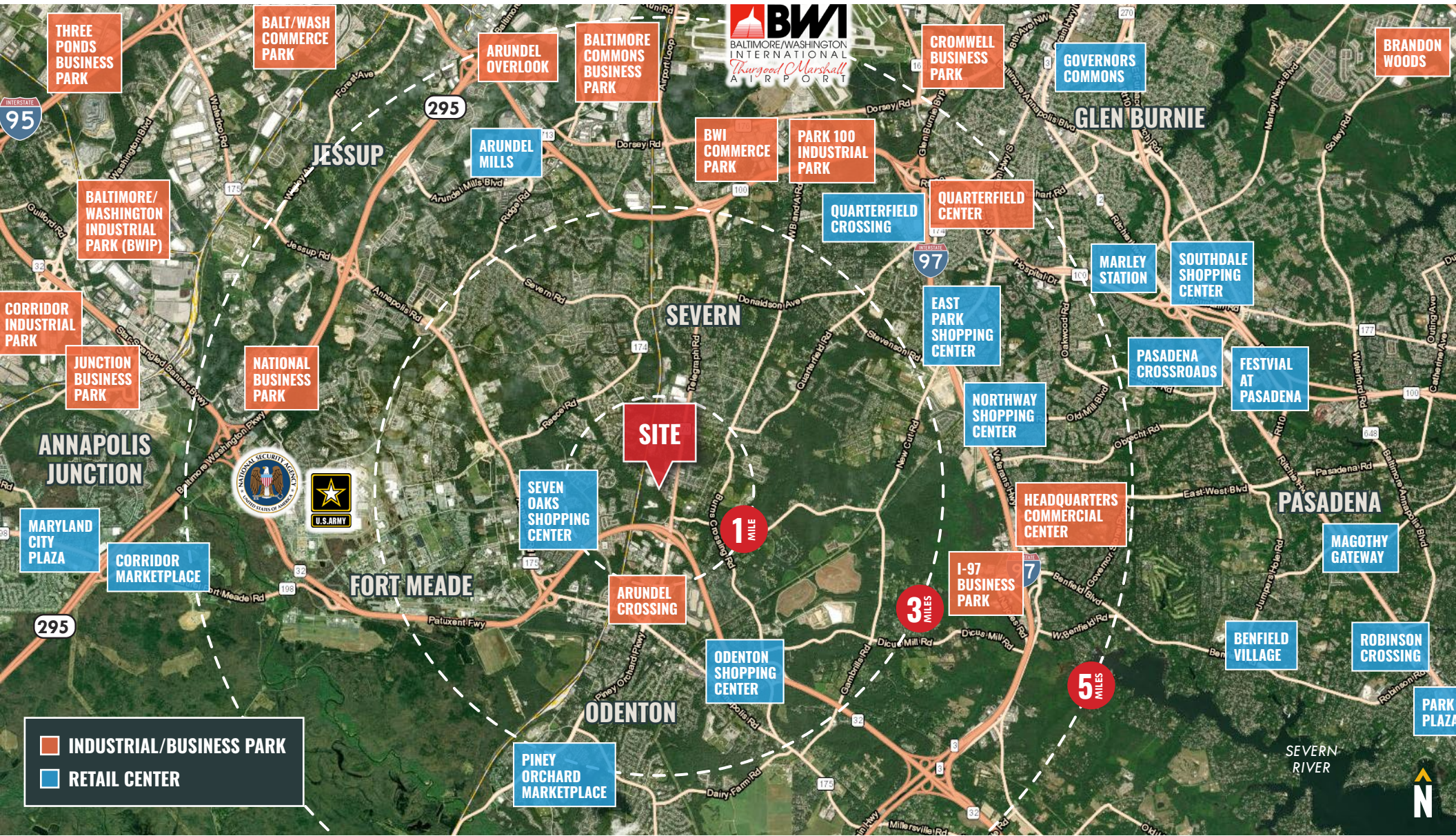
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TRADE AREA

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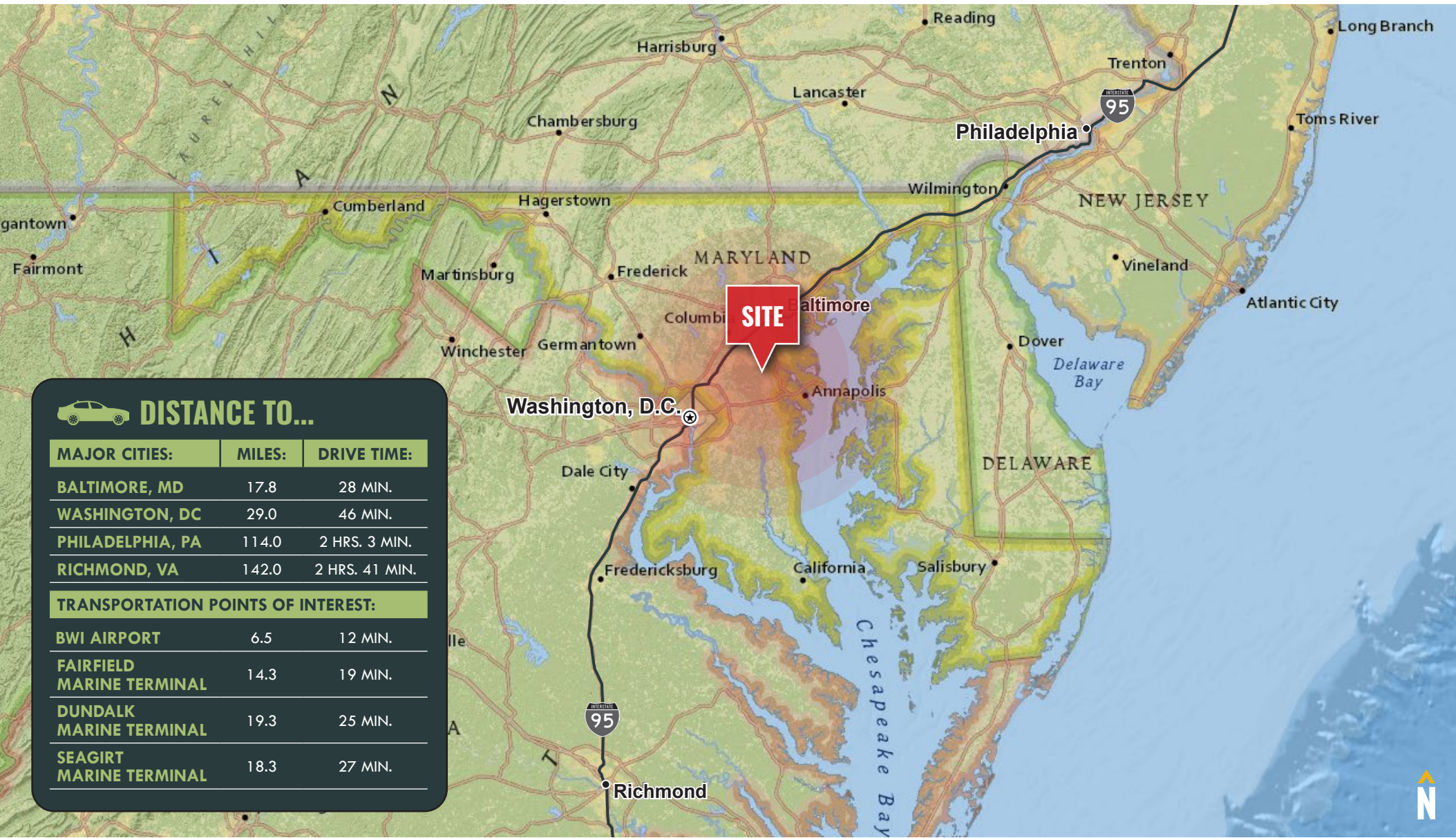



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LOCATION

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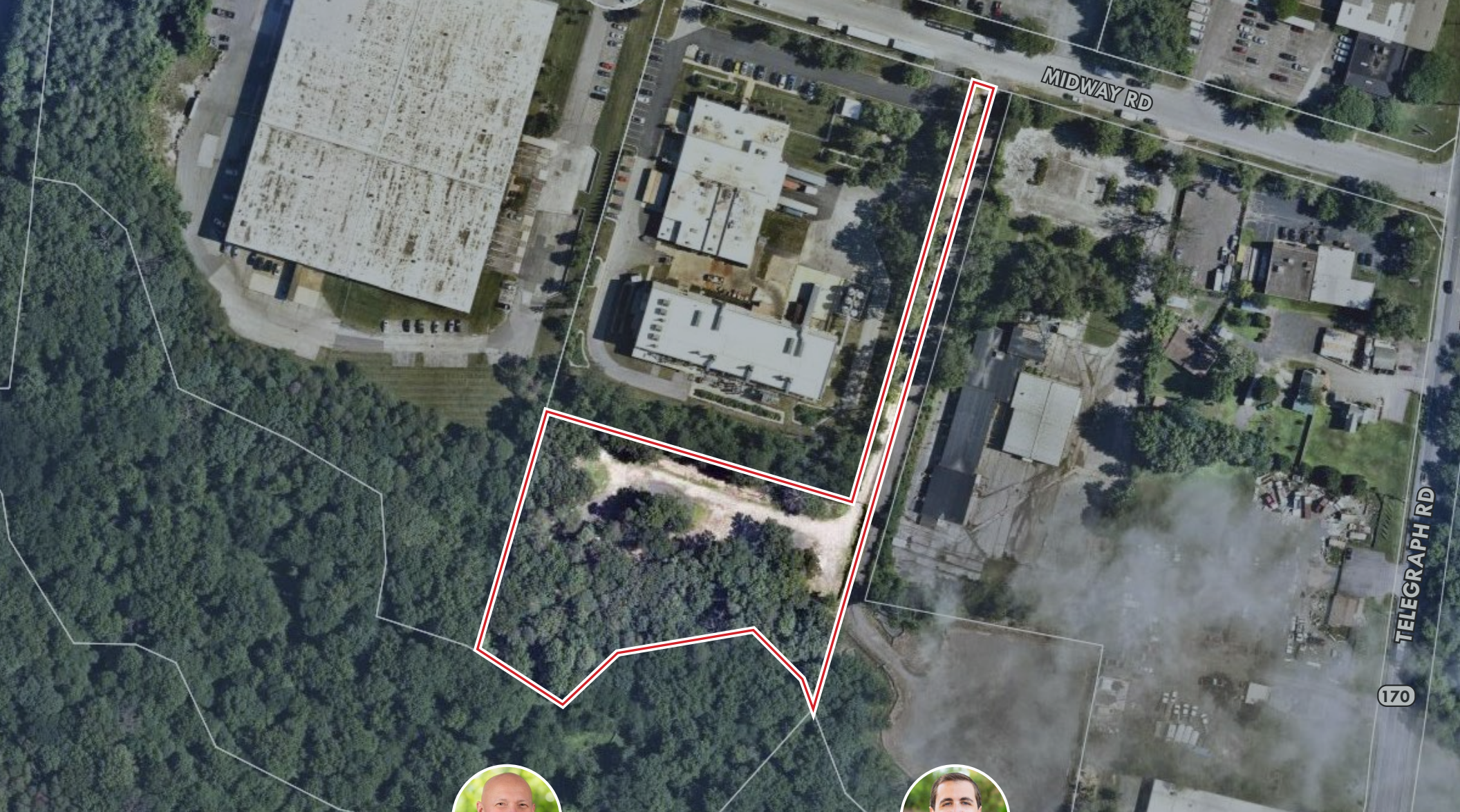


 **DISTANCE TO...**

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	17.8	28 MIN.
WASHINGTON, DC	29.0	46 MIN.
PHILADELPHIA, PA	114.0	2 HRS. 3 MIN.
RICHMOND, VA	142.0	2 HRS. 41 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
BWI AIRPORT	6.5	12 MIN.
FAIRFIELD MARINE TERMINAL	14.3	19 MIN.
DUNDALK MARINE TERMINAL	19.3	25 MIN.
SEAGIRT MARINE TERMINAL	18.3	27 MIN.





DENNIS BOYLE

VICE PRESIDENT

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