



1913 MIDDLEBOROUGH RD

ESSEX, MD 21221

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 5,000 +/- SF warehouse
- 5,000 +/- SF office / showroom
- Three (3) oversized 14' x 14' drive-in doors
- 18' warehouse clear height
- 3 phase power
- Recent upgrades include a new roof (2025) and 3 new HVAC units (2022)
- 1 acre lot provides plenty of parking or future expansion



BUILDING SIZE:	10,000 SF ± FLEX
LOT SIZE:	1.05 ACRES ±
YEAR BUILT:	1945
STORIES:	2
ZONING:	BL
SALE PRICE:	\$1,500,000

AERIAL

 DRIVE-IN

MIDDLEBOROUGH RD

SASSAFRAS RD




TRADE AREA

DRIVING DISTANCE TO:

 6.2 MILES
9 MIN. DRIVE

 4.2 MILE
6 MIN. DRIVE

 4.6 MILES
7 MIN. DRIVE

 15.3 MILES
24 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

 24.6 MILES
29 MIN. DRIVE

BALTIMORE, MD 11.8 MILES
26 MIN.

WASHINGTON, DC 52.2 MILES
1 HR. 5 MIN.

PHILADELPHIA, PA 98.0 MILES
1 HR. 39 MIN.

RICHMOND, VA 162 MILES
2 HRS. 48 MIN.



FOR MORE INFO **CONTACT:**



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