

SALE/LEASE
Baltimore County, MD

**EQUIPMENT RENTAL/
TRUCK TERMINAL BUILDING**
2300 ESKOW AVENUE
HALETHORPE, MARYLAND 21227

SALE/LEASE

 Baltimore County, MD

BUILDING SIZE

13,173 sf ±

LOT SIZE

3.294 Acres ±

ZONING

ML IM (Manufacturing, Light)

LOADING

Dock and drive-in

CLEAR HEIGHT

12'-6" ±

HIGHLIGHTS

- ▶ Former equipment rental facility
- ▶ Truck maintenance bay
- ▶ Cross dock loading (16 doors)
- ▶ Ample outdoor storage area (fully fenced and gated)
- ▶ Superior visibility with 300' ± of frontage on I-695 (139,000+ vehicles per day)
- ▶ Excellent access to major highways (I-695, I-95, I-895, I-295)
- ▶ 10 min. drive to BWI Airport and the Port of Baltimore



STREET VIEW

EQUIPMENT RENTAL / TRUCK TERMINAL BLDG.

2300 ESKOW AVENUE | HALETHORPE, MARYLAND 21227



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Mackenzie Commercial Real Estate Services, LLC

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AERIAL

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1. COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED BY A PLAT ENTITLED "STANLEY HOLDING Co. INDUSTRIAL SITES", AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK O.T.G. 32, FOLIO 19

2. CURRENT OWNERSHIP: PARCEL 519: JOHN ROBB CECIL, TRUSTEE & JOHN T. CECIL, Jr. TRUSTEE AS TRUSTEES OF THE JOHN T. CECIL RESIDUARY TRUST.
PARCEL 570: JOHN ROBB CECIL AND JOHN T. CECIL, Jr. TRUSTEES OF THE JOHN T. CECIL RESIDUARY TRUST.

CURRENT DEED REFERENCE: PARCEL 519: LIBER 26254, FOLIO 449
PARCEL 570: LIBER 27484, FOLIO 226

5. TOTAL AREA 3.294 ACRES OF LAND, MORE OR LESS
4. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 12-04-2008
5. THE SUBJECT PROPERTY IS SITUATE IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY 2400100,PANEL 510 F, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26,2008.
6. PARKING SPACE COUNT:

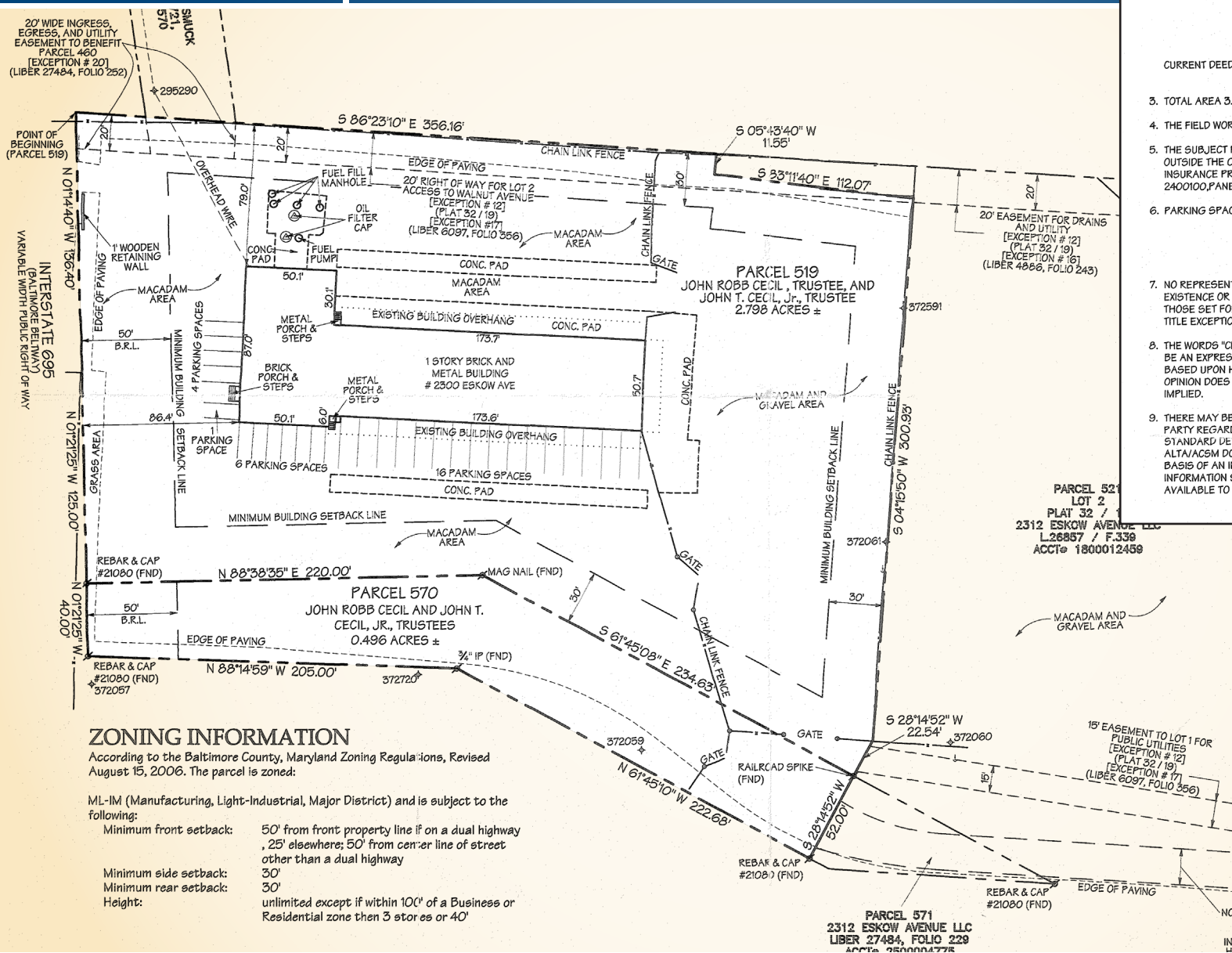
27	REGULAR PARKING SPACES
00	HANDICAP PARKING SPACES
27	TOTAL PARKING SPACES COUNTED
7. NO REPRESENTATIONS ARE MADE BY THE UNDERSIGNED SURVEYOR AS TO THE EXISTENCE OR LOCATION OF ANY EASEMENT OR ANY ENCUMBRANCES EXCEPT THOSE SET FORTH IN THE COMMITMENT FOR TITLE INSURANCE (SEE DISPOSITION OF TITLE EXCEPTIONS HEREON.)
8. THE WORDS "CERTIFY" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE UNDERSIGNED SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, SAID OPINION DOES NOT CONSTITUTE A GUARANTEE OR A WARRANTY, EXPRESSED OR IMPLIED.
9. THERE MAY BE A NEED FOR AN INTERPRETATION OR OPINION BY ANOTHER PARTY REGARDING ZONING INFORMATION AS DEFINED IN THE "2005 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS". ALTA/ACSM DOES NOT ALLOW THE SURVEYOR TO MAKE CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. THE ZONING INFORMATION SHOWN HEREON IS BASED ON THE CURRENT INFORMATION AS AVAILABLE TO THE PUBLIC AT THE TIME OF THIS SURVEY.

- ⊗ STORM DRAIN MANHOLE
- ⊗ SANITARY SEWER MANHOLE
- ⊗ GAS VALVE
- ✱ WATER VALVE
- ☐ WATER METER
- ⌘ FIRE HYDRANT
- ✚ UTILITY POLE
- BOLLARD
- ☒ AC UNIT
- ☑ TRANSFORMER
- ☒ HAND BOX
- ♿ HANDICAP
- ⊗ ELECTRIC MANHOLE
- ⊗ TELEPHONE PEDESTAL
- ✚ CLEANOUT
- ✚ LIGHT POLE

According to the Baltimore County, Maryland Zoning Regulations, Revised August 15, 2006. The parcel is zoned:

ML-IM (Manufacturing, Light-Industrial, Major District) and is subject to the following:

Minimum front setback:	50' from front property line if on a dual highway , 25' elsewhere; 50' from center line of street other than a dual highway
Minimum side setback:	30'
Minimum rear setback:	30'
Height:	unlimited except if within 100' of a Business or Residential zone then 3 stories or 40'



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SALE/LEASE

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LOCAL BIRDSEYE

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TRADE AREA

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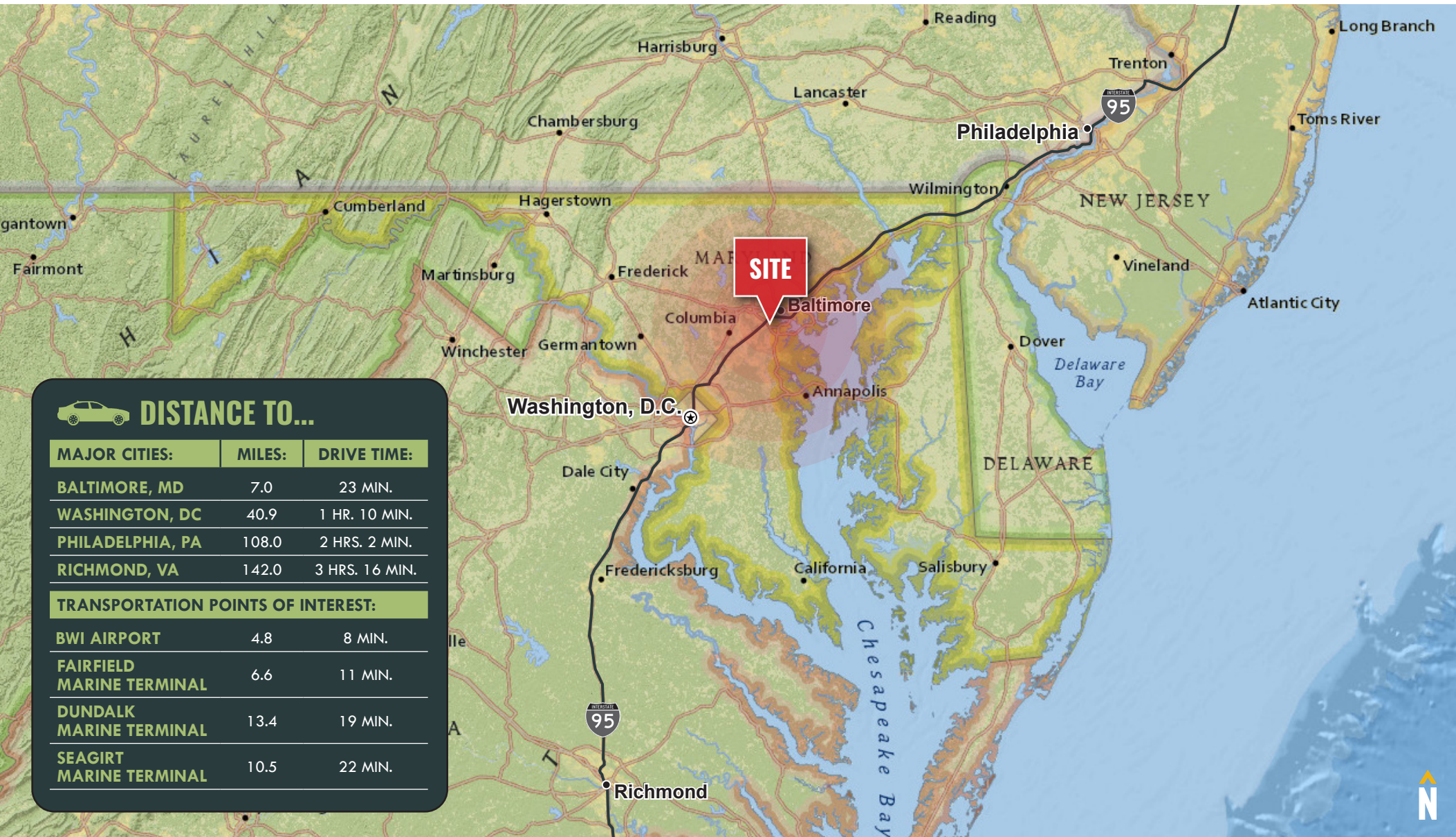
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LOCATION

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