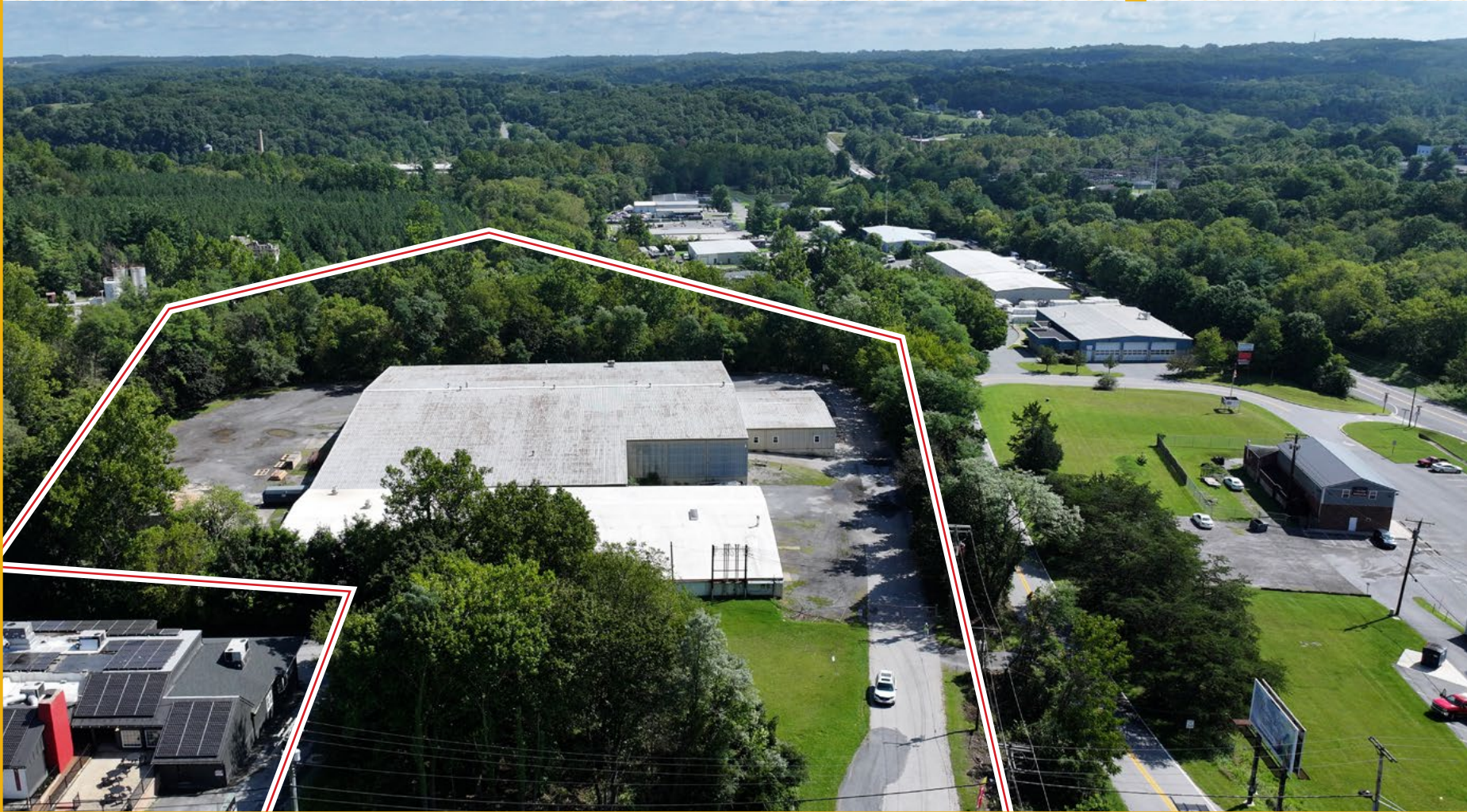




57,550 SF ± INDUSTRIAL BUILDING

2906 BALTIMORE BOULEVARD | FINKSBURG, MARYLAND 21048

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 57,550 SF $\pm$ industrial/manufacturing building on 7.21 acres $\pm$
- I-1 zoning supports a variety of industrial uses, including manufacturing, warehousing, distribution, vehicle service and outdoor storage
- Heavy power with multiple 120/240V panels and natural gas service
- Ample site area for truck circulation, parking, equipment storage and potential expansion
- High-visibility Baltimore Boulevard (MD Route 140) location with 40,701 AADT, prominent signage potential and convenient Baltimore-Washington connectivity

BUILDING SIZE:

57,550 SF $\pm$

LOT SIZE:

7.21 ACRES $\pm$

CLEAR HEIGHT:

10'-23' $\pm$

DOCKS:

6 (10' X 10')

DRIVE-INS:

2 (12' X 16')
1 (9' X 9')

ZONING:

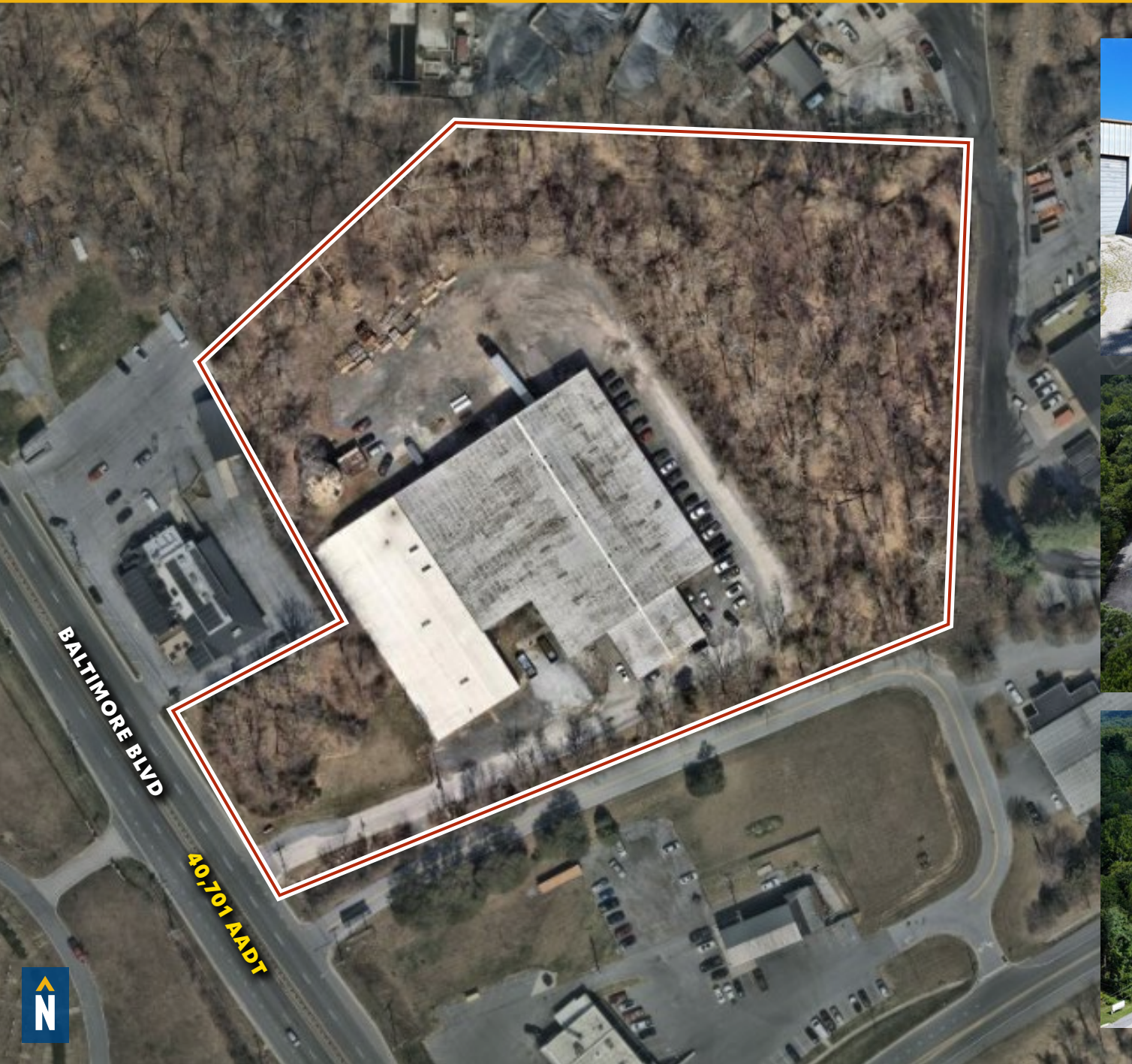
I-1

SALE PRICE:

\$3,850,000



AERIAL



LOCAL BIRDSEYE



REGIONAL ACCESS



DRIVING DISTANCE TO:



23 MILES
23 MIN. DRIVE



16 MILES
24 MIN. DRIVE



0 MILES
0 MIN. DRIVE



31.8 MILES
35 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)



29.2 MILES
30 MIN. DRIVE

BALTIMORE, MD

24.9 MILES
35 MIN.

WASHINGTON, DC

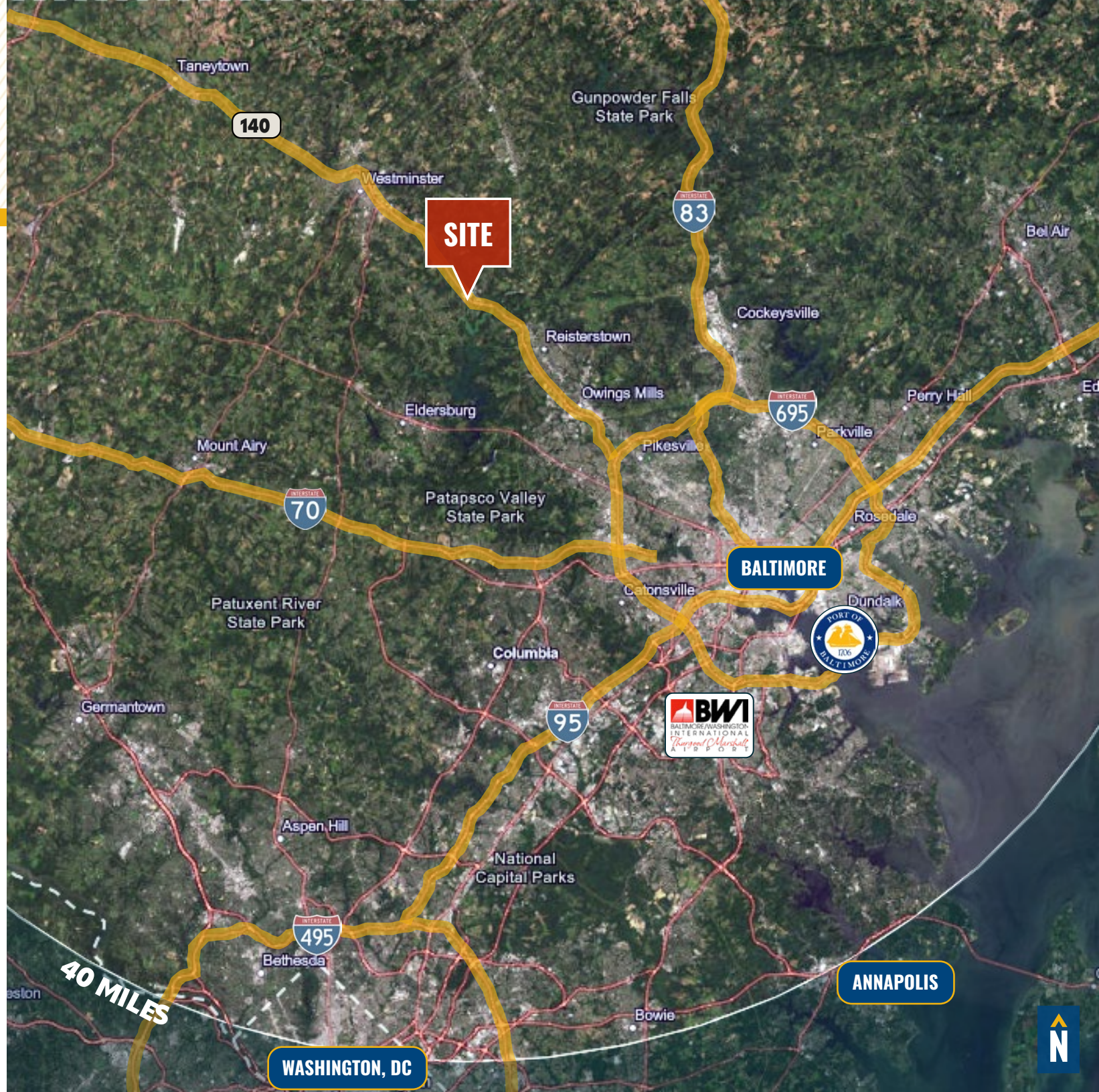
52.2 MILES
55 MIN.

PHILADELPHIA, PA

117 MILES
1 HR. 50 MIN.

RICHMOND, VA

172 MILES
2 HRS. 40 MIN.



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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