


# FOR SALE

 Baltimore County, MD

# INDUSTRIAL LAND

## 314 EARLS ROAD

MIDDLE RIVER, MARYLAND 21220



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# HEAVY INDUSTRIAL-ZONED LAND

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## LOT SIZE

8.69 Acres ±

## HIGHLIGHTS

- ▶ Currently owned and operated as a nursery
- ▶ Four existing buildings on-site:
  - » Bldg. 'A': 2,200 sf ± (house)
  - » Bldg. 'B': 600 sf ± (2-car garage)
  - » Bldg. 'C': 1,450 sf ± (service office/warehouse)
  - » Bldg. 'D': 1,200 sf ± (service warehouse)
  - » Bldg. 'E': 1,400 sf ± (house)
  - » 'F': 4,700 sf ± (greenhouses)
- ▶ Zoning: MH IM (Manufacturing, Heavy) [Industrial, Major District]
- ▶ Flat topography
- ▶ Well and septic
- ▶ Public water and sewer is planned for the area
- ▶ Natural gas to portion of property
- ▶ Easy access to Routes 43 (White Marsh Blvd) & 40 (Pulaski Hwy)

## SALE PRICE

\$2,900,000

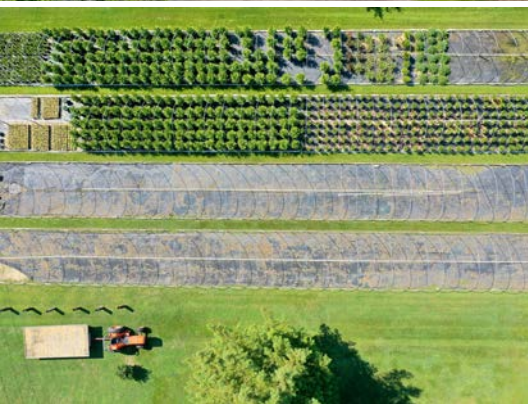


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# AERIAL

314 EARLS ROAD | MIDDLE RIVER, MARYLAND 21220



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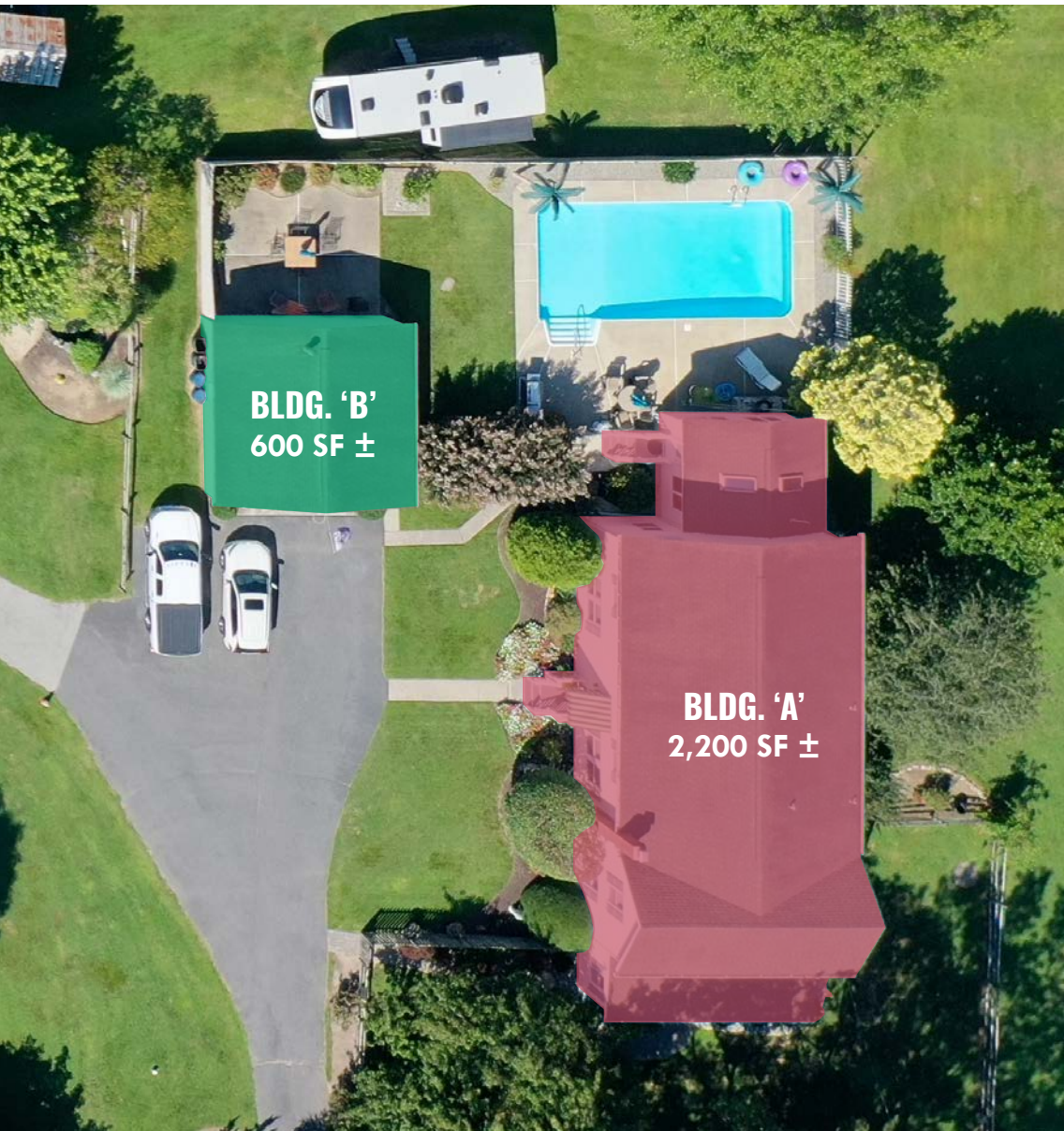
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# BUILDINGS 'A' & 'B': HOUSE / 2-CAR GARAGE

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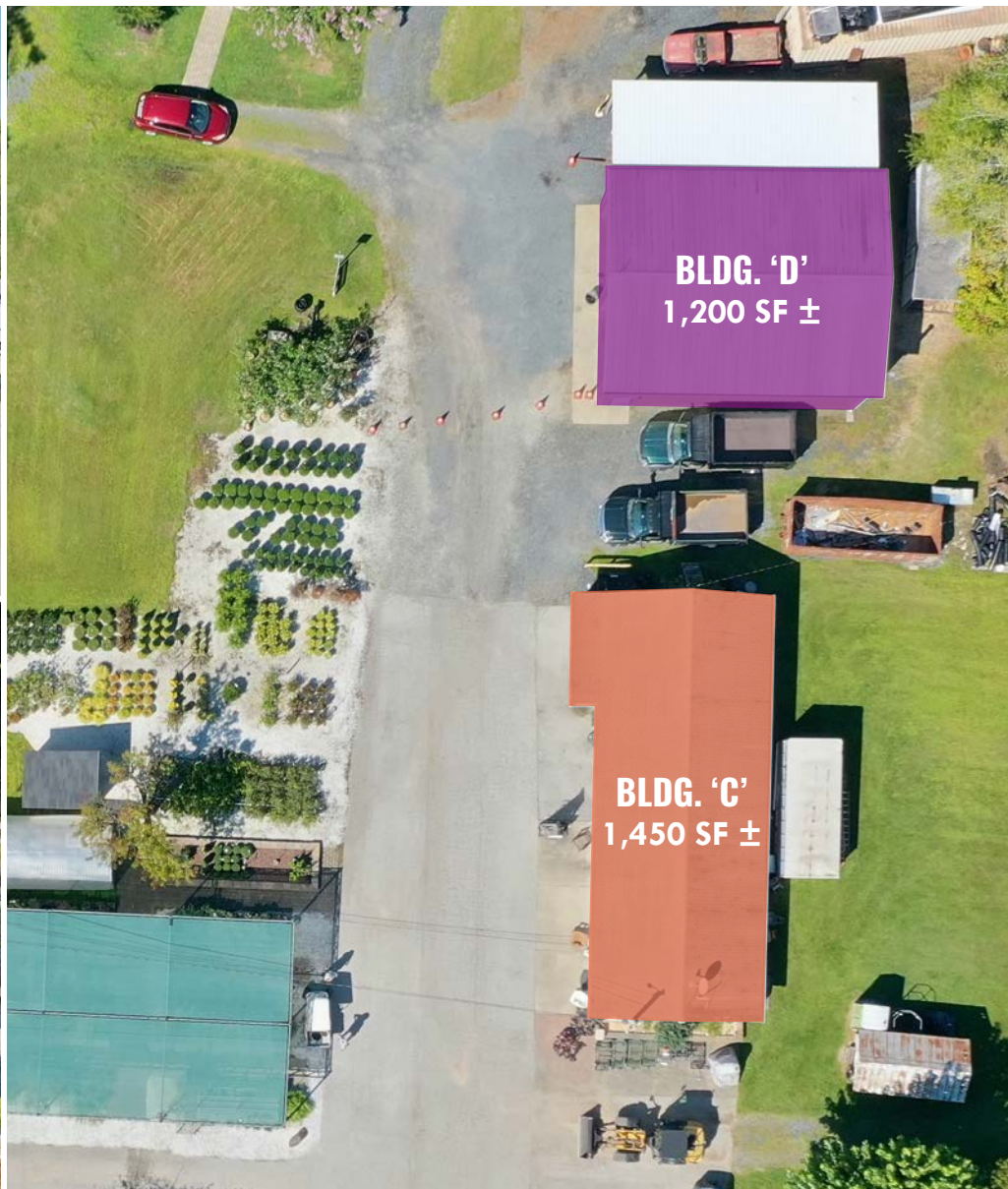
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# BUILDINGS 'C' & 'D': OFFICE / WAREHOUSE

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# BUILDING 'E': HOUSE & 'F': GREENHOUSES

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# INDUSTRIAL TRADE AREA

314 EARLS ROAD | MIDDLE RIVER, MARYLAND 21220



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# LOCATION

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**DISTANCE TO...**

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	14.4	33 MIN.
WASHINGTON, DC	55.1	1 HR. 29 MIN.
PHILADELPHIA, PA	94.2	2 HRS. 7 MIN.
RICHMOND, VA	171.0	3 HRS. 58 MIN.

**TRANSPORTATION POINTS OF INTEREST:**

DUNDALK MARINE TERMINAL	13.3	25 MIN.
SEAGIRT MARINE TERMINAL	17.9	26 MIN.
FAIRFIELD MARINE TERMINAL	19.2	27 MIN.
BWI AIRPORT	26.3	33 MIN.





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