



FOR **SALE**

21.09 AC ± MARITIME INDUSTRIAL LAND

5301 ANDARD AVE | BALTIMORE, MD 21226

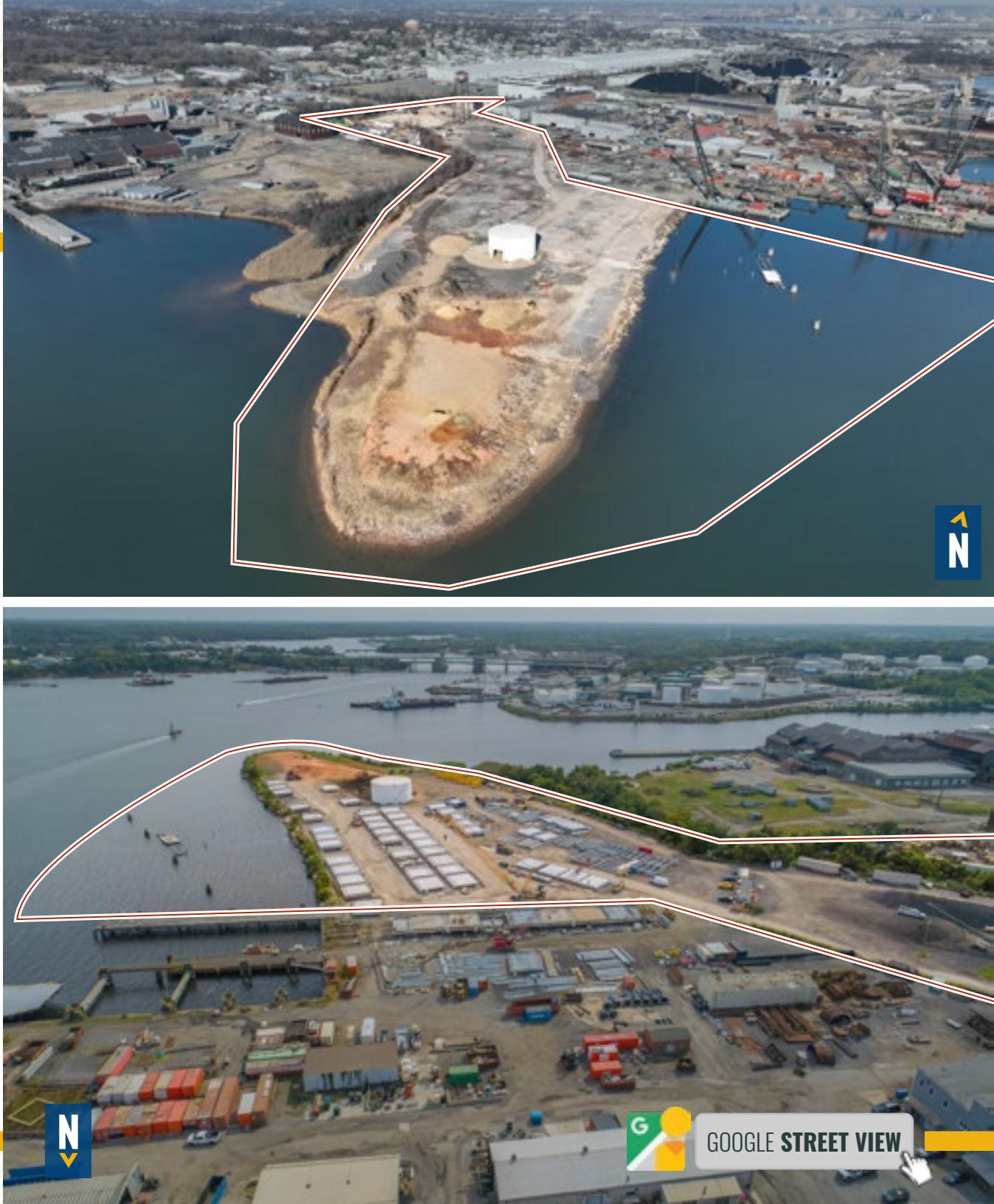


PROPERTY OVERVIEW

HIGHLIGHTS:

- Cleared, paved, and fenced lot
- Utilities - water and electric to site
- 4 acres of deep water (30' ft approximately) access
- MI- Maritime Industrial zoning supporting port and marine uses
- Prime Port of Baltimore location near Seagirt, Dundalk, CSX, BWI & major logistics hubs
- Ideal for owner user or investor
- \$315,000 / year in income between 4 tenants, occupying about 5 acres with flexible terms
- Taxes - \$59,510.54/year

LOT SIZE:	21.09 ACRES ±
YEAR BUILT	1955
ZONING:	MARITIME INDUSTRIAL (MI)



LAND SURVEY



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



N

TRADE AREA

- DRIVING DISTANCE TO:



2.4 MILES
7 MIN. DRIVE



1.7 MILES
6 MIN. DRIVE



4.6 MILES
12 MIN. DRIVE



**3.1 MILES
10 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)**



10.2 MILES
18 MIN. DRIVE

BALTIMORE, MD

7.5 MILES
21 MIN.

WASHINGTON, DC

38.3 MILES
1 HR. 5 MIN.

PHILADELPHIA, PA

104 MILES
1 HR. 54 MIN.

RICHMOND, VA

148 MILES
2 HRS. 35 MIN.



FOR MORE INFO CONTACT:



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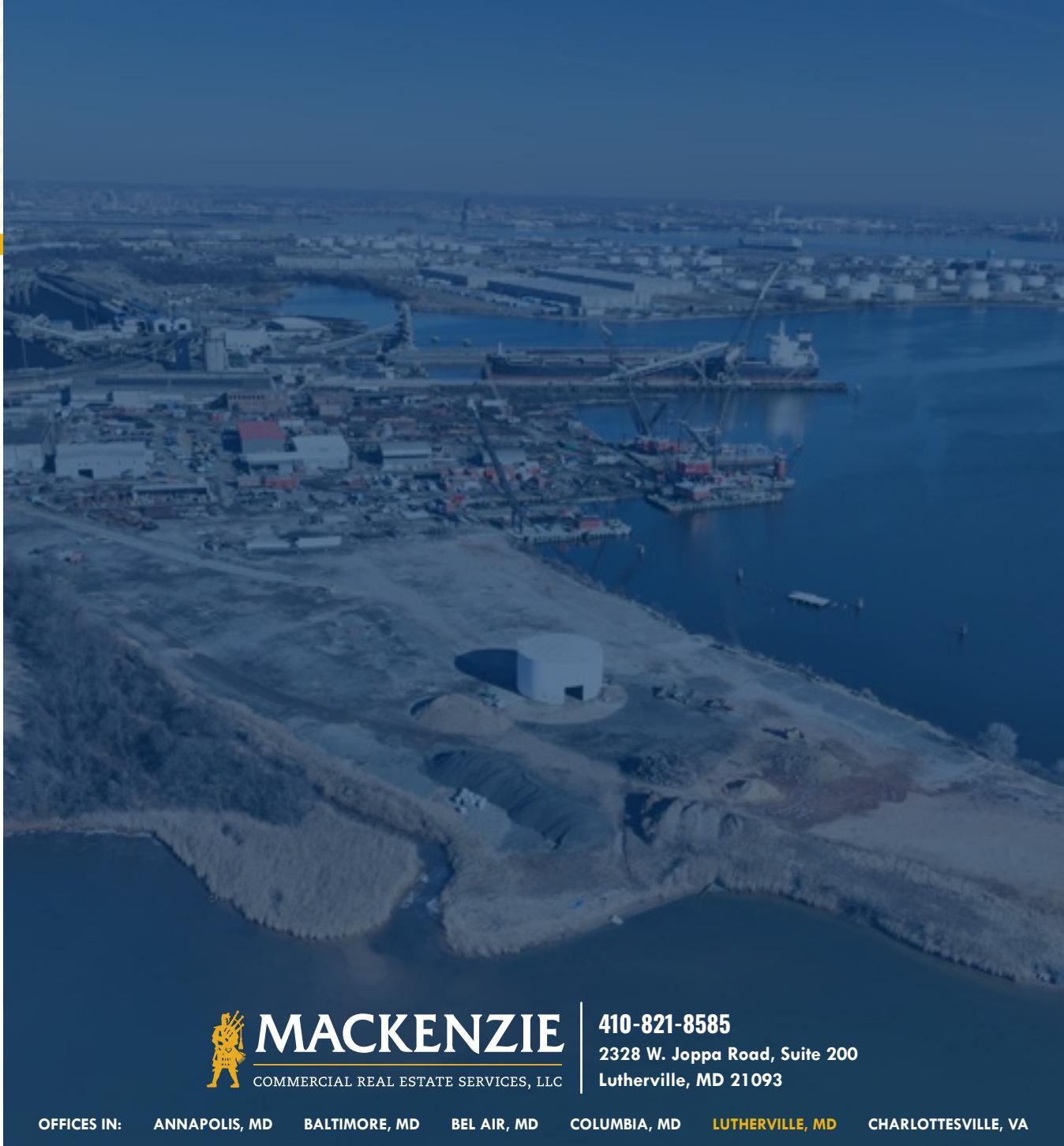


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