



COMMERCIAL/INDUSTRIAL LAND

600 HANOVER PIKE | HAMPSTEAD, MARYLAND 21074

FOR
**SALE/
LEASE**

INDUSTRIAL: 6 ACRES ±

COMMERCIAL: 6 ACRES ±



MACKENZIE

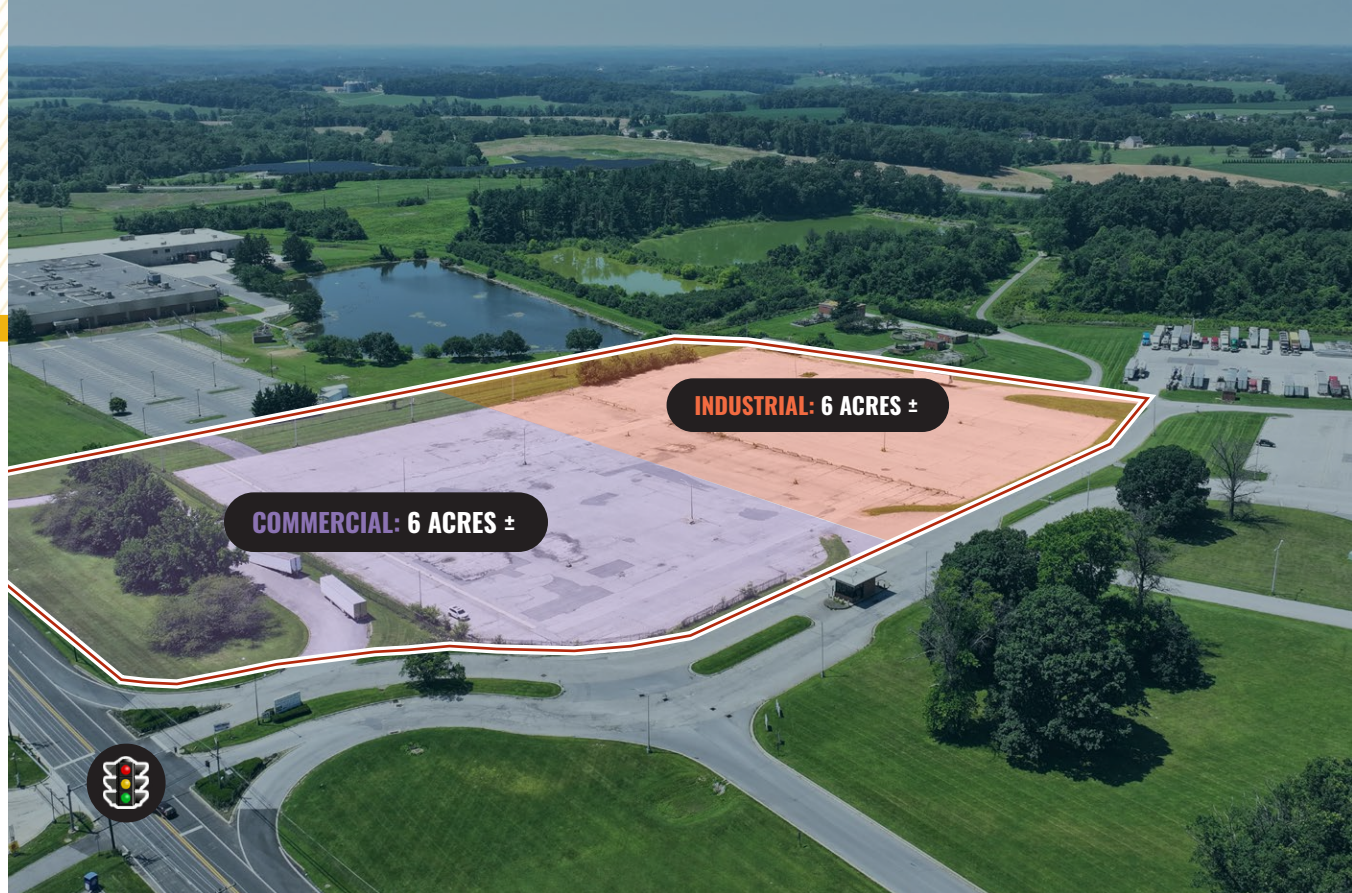
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 12 acres \pm of yard space total
 - » 6 acres \pm zoned Industrial
 - » 6 acres \pm zoned Commercial
- Full access signalized entry (13,000 \pm cars per day on Hanover Pike/Route 30)
- Situated at the entrance to Hampstead Industrial Center (Black + Decker, Penguin Random House, Fairlawn Tool & Die Co., Dream Trucking, Jill's Jams, Orthotic Consulting Services, OmegaBrandess)
- Public water, sewer, gas and electric available to site; Storm water management in place
- Industrial and Commercial portions can be divided and sold/leased separately

LOT SIZE:	12.00 ACRES \pm
ZONING:	I-R (RESTRICTED INDUSTRIAL) B-G (GENERAL BUSINESS)
RENTAL RATE:	\$3,500/MO. PER ACRE, NNN
SALE PRICE:	NEGOTIABLE



AERIAL



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

30

0.0 MILES
0 MIN. DRIVE

140

8.1 MILES
12 MIN. DRIVE

795

8.8 MILES
12 MIN. DRIVE



33.4 MILES
30 MIN. DRIVE



34.3 MILES
35 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD

32.7 MILES
35 MIN.

WASHINGTON, DC

62.3 MILES
1 HR. 5 MIN.

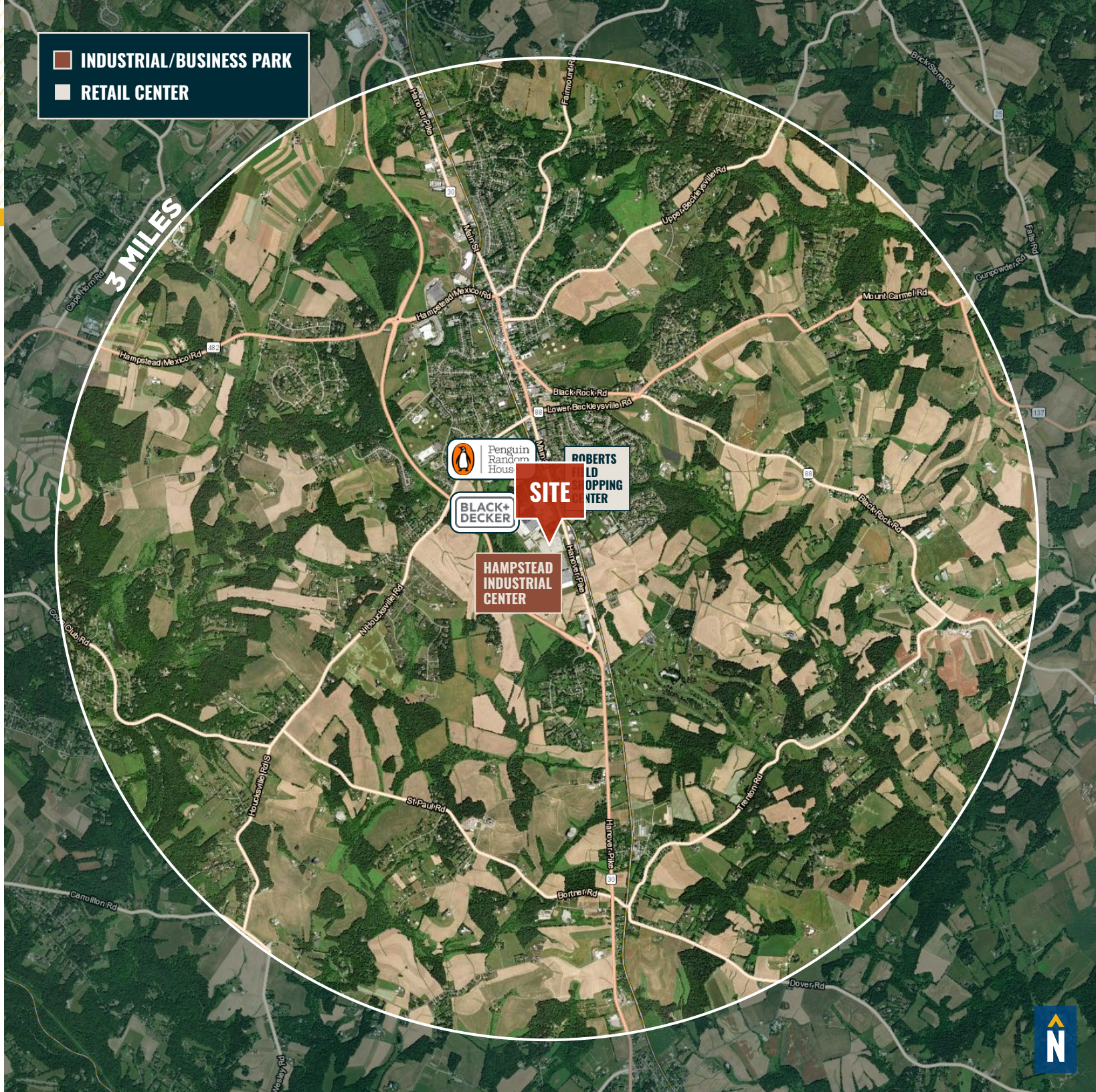
PHILADELPHIA, PA

127.0 MILES
1 HR. 50 MIN.

RICHMOND, VA

171.0 MILES
2 HRS. 30 MIN.

INDUSTRIAL/BUSINESS PARK
RETAIL CENTER



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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