

FOR SALE

 Baltimore County, MD

INDUSTRIAL LAND: DEVELOPMENT SITE

6815 EBENEZER ROAD
MIDDLE RIVER, MARYLAND 21220

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC


Andrew Meeder, SIOR

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AVAILABLE

26.25 ± Acres (2 Parcels)

ZONING

- ▶ ML/ML IM (18.5 Ac ±)
- ▶ RC 2 (3.75 Ac ±)
- ▶ RC 50 (2.38 Ac ±)
- ▶ RC 20 (1.23 Ac ±)

HIGHLIGHTS

- ▶ Flat topography
- ▶ Well and septic
- ▶ Convenient access to I-95, I-695 and Pulaski Hwy/Rt. 40
- ▶ Less than 10 min. drive from Martin State Airport



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AERIAL PHOTOS

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TRADE AREA

6815 EBENEZER ROAD | MIDDLE RIVER, MARYLAND 21220

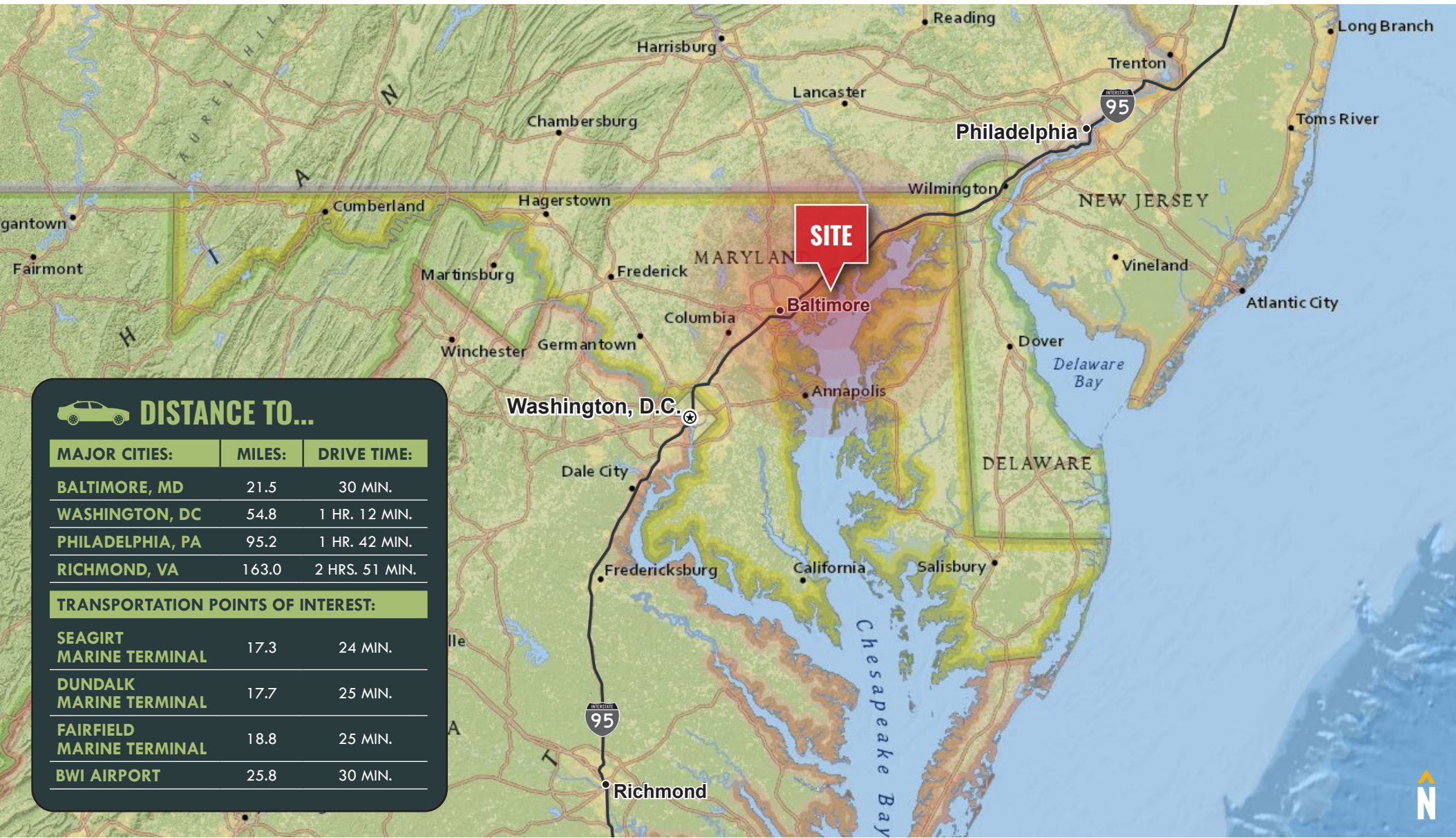


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LOCATION

6815 EBENEZER ROAD | MIDDLE RIVER, MARYLAND 21220



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	21.5	30 MIN.
WASHINGTON, DC	54.8	1 HR. 12 MIN.
PHILADELPHIA, PA	95.2	1 HR. 42 MIN.
RICHMOND, VA	163.0	2 HRS. 51 MIN.
TRANSPORTATION POINTS OF INTEREST:		
SEAGIRT MARINE TERMINAL	17.3	24 MIN.
DUNDALK MARINE TERMINAL	17.7	25 MIN.
FAIRFIELD MARINE TERMINAL	18.8	25 MIN.
BWI AIRPORT	25.8	30 MIN.



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