

FOR SALE

Anne Arundel County, MD

HEAVY INDUSTRIAL CONTRACTORS YARD

6924-7014R FORT SMALLWOOD ROAD | CURTIS BAY, MARYLAND 21226

TOTAL AVAILABLE

2.52 ± Acres Total

6924 FORT SMALLWOOD RD

- ▶ 1.65 Acres ±
- ▶ 1,920 sf ± office building
- ▶ 1,000 sf ± garage

7006-7014R FORT SMALLWOOD RD

- ▶ 0.87 Acres ± (5 parcels)
- ▶ 1,424 sf ± office building
- ▶ 1,008 sf ± residence

ZONING

W3 (Industrial - Heavy)

SALE PRICE

Negotiable

HIGHLIGHTS

- ▶ 1.2 miles (3 min.) from I-695
- ▶ 5.5 miles (9 min.) from the Port of Baltimore (Dundalk Marine Terminal)
- ▶ Office buildings in good condition
- ▶ Rarely available W3-zoned land for sale

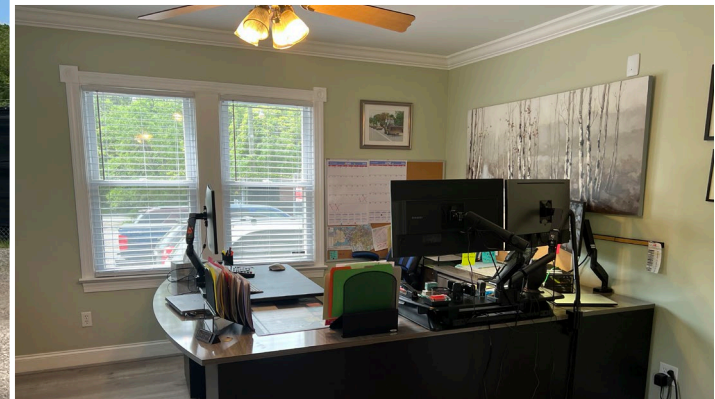
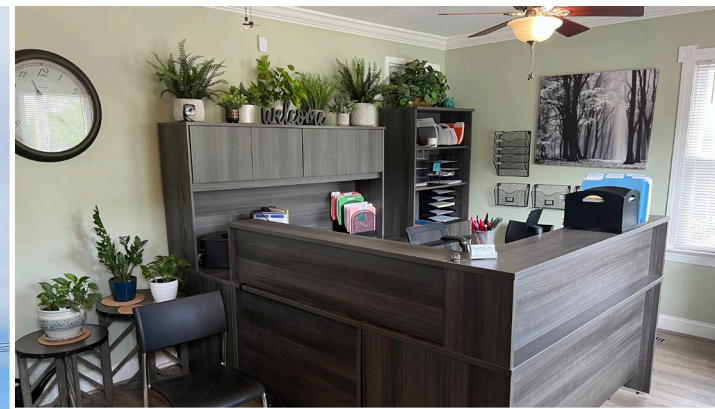


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PHOTOS: 6924 FORT SMALLWOOD RD

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 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Matthew Curran, SIOR | Vice President
☎ 443.573.3203 ✉ mcurran@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Andrew Meeder, SIOR | Senior Vice President & Principal
☎ 410.494.4881 ✉ ameeder@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

FOR SALE

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LOCAL BIRDSEYE

6924-7014R FORT SMALLWOOD ROAD | CURTIS BAY, MARYLAND 21226

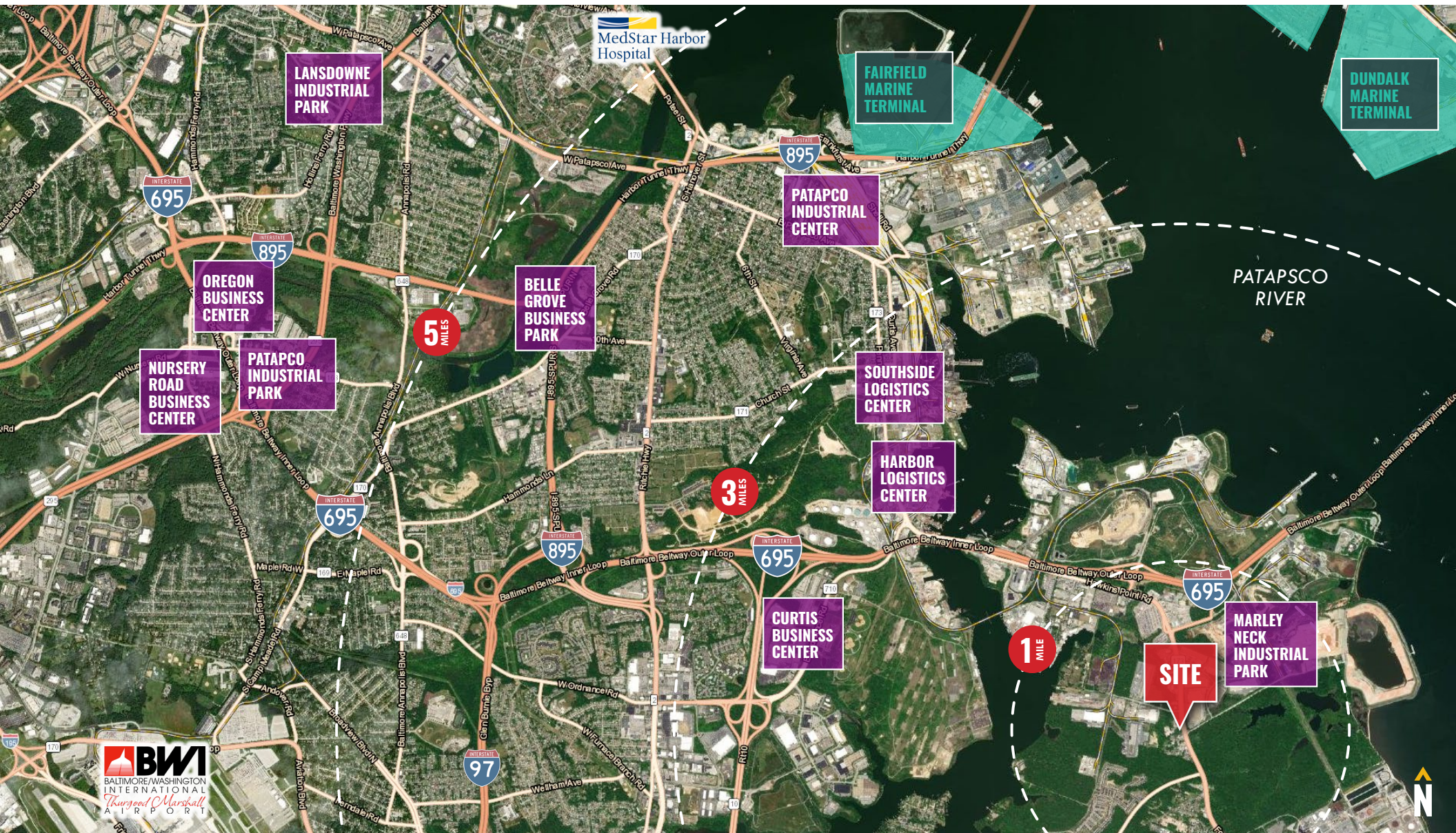


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INDUSTRIAL TRADE AREA

6924-7014R FORT SMALLWOOD ROAD | CURTIS BAY, MARYLAND 21226

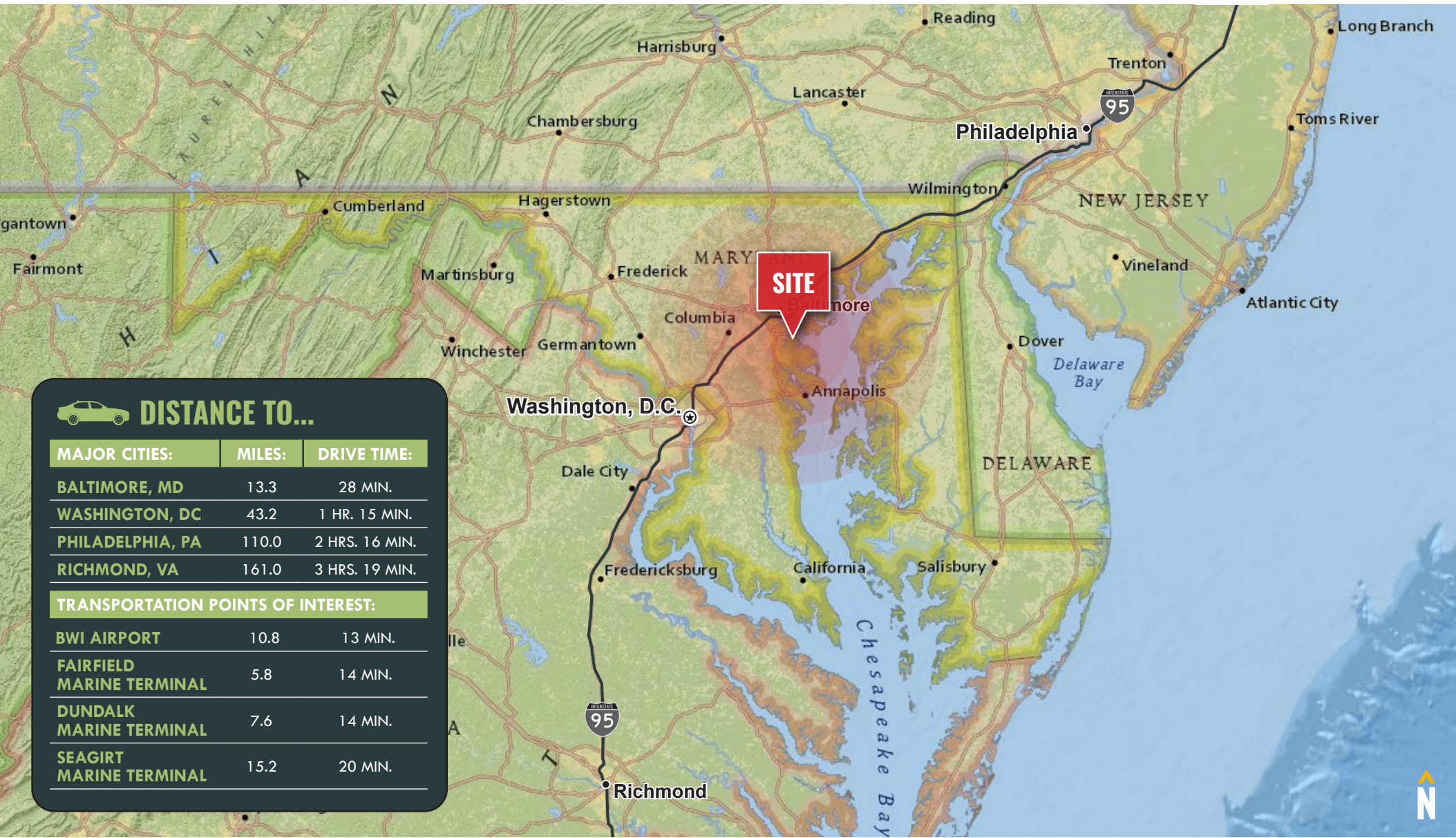


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LOCATION

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DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	13.3	28 MIN.
WASHINGTON, DC	43.2	1 HR. 15 MIN.
PHILADELPHIA, PA	110.0	2 HRS. 16 MIN.
RICHMOND, VA	161.0	3 HRS. 19 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
BWI AIRPORT	10.8	13 MIN.
FAIRFIELD MARINE TERMINAL	5.8	14 MIN.
DUNDALK MARINE TERMINAL	7.6	14 MIN.
SEAGIRT MARINE TERMINAL	15.2	20 MIN.



MATTHEW CURRAN, SIOR

VICE PRESIDENT

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3203

MCURRAN@MACKENZIECOMMERCIAL.COM



ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

410.494.4881

AMEEDER@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 111 S. Calvert Street | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

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