

# FOR SALE

Anne Arundel County, MD

**IDEAL  
FOR OWNER/  
USER OR  
INVESTOR**



## HEAVY INDUSTRIAL CONTRACTORS YARD

7012 FORT SMALLWOOD ROAD  
CURTIS BAY, MARYLAND 21226

 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Matthew Curran, SIOR | Senior Vice President & Principal**  
☎ 443.573.3203 ✉ [mcurran@mackenziecommercial.com](mailto:mcurran@mackenziecommercial.com)  
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**Andrew Meeder, SIOR | Senior Vice President & Principal**  
☎ 410.494.4881 ✉ [ameeder@mackenziecommercial.com](mailto:ameeder@mackenziecommercial.com)  
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

# FOR SALE

Anne Arundel County, MD

# HEAVY INDUSTRIAL CONTRACTORS YARD

7012 FORT SMALLWOOD ROAD | CURTIS BAY, MARYLAND 21226

## AVAILABLE

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

## ZONING

W3 (Industrial - Heavy)

## TRAFFIC COUNT

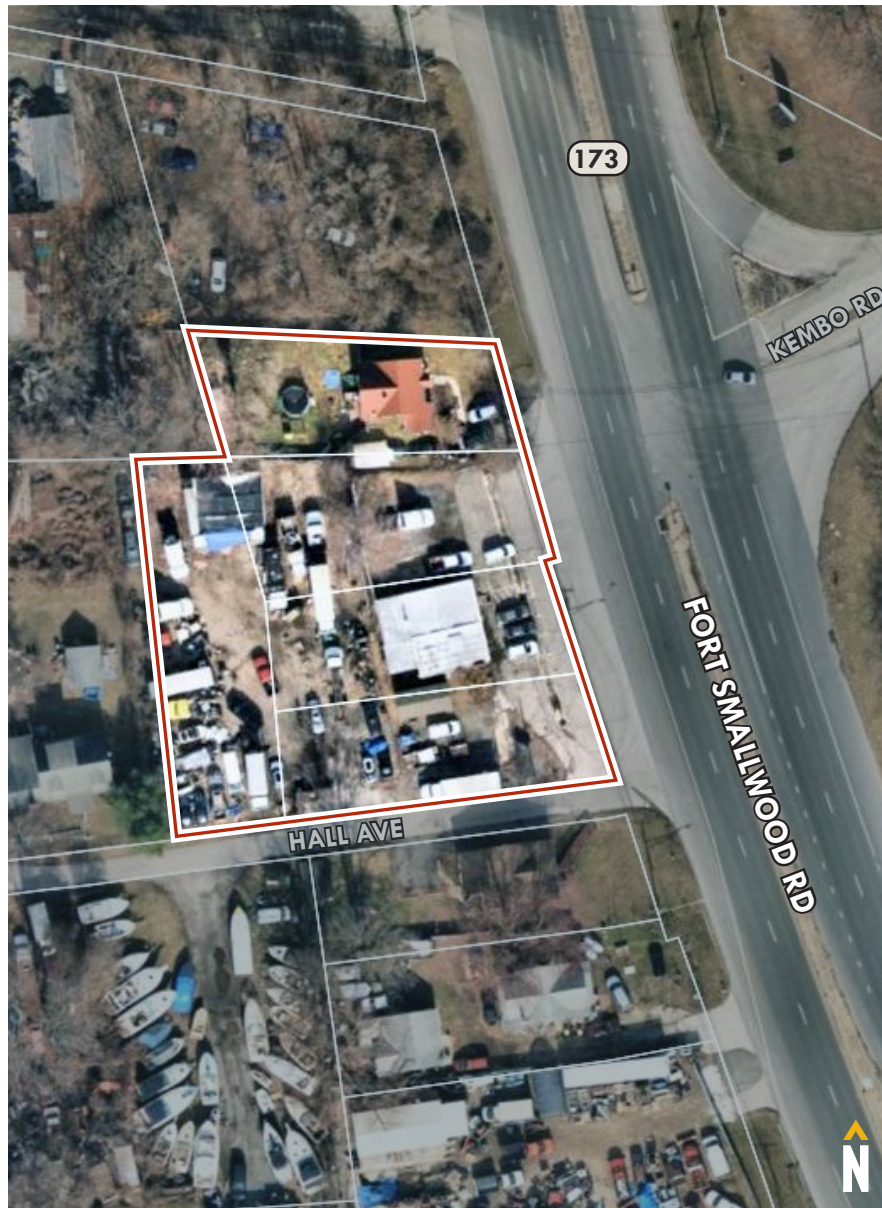
26,691 AADT (Fort Smallwood Rd)

## SALE PRICE

\$995,000

## HIGHLIGHTS

- ▶ Currently income-producing; flexible lease terms in place to accommodate an owner user buyer
- ▶ 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



# FOR SALE

Anne Arundel County, MD

# PHOTOS

7012 FORT SMALLWOOD ROAD | CURTIS BAY, MARYLAND 21226



**Matthew Curran, SIOR | Senior Vice President & Principal**

☎ 443.573.3203 ✉ [mcurran@mackenziecommercial.com](mailto: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](http://www.MACKENZIECOMMERCIAL.com)

**Andrew Meeder, SIOR | Senior Vice President & Principal**

☎ 410.494.4881 ✉ [ameeder@mackenziecommercial.com](mailto:ameeder@mackenziecommercial.com)

# FOR SALE

Anne Arundel County, MD

# LOCAL BIRDSEYE

7012 FORT SMALLWOOD ROAD | CURTIS BAY, MARYLAND 21226



# FOR SALE



Anne Arundel County, MD

# INDUSTRIAL TRADE AREA

7012 FORT SMALLWOOD ROAD | CURTIS BAY, MARYLAND 21226

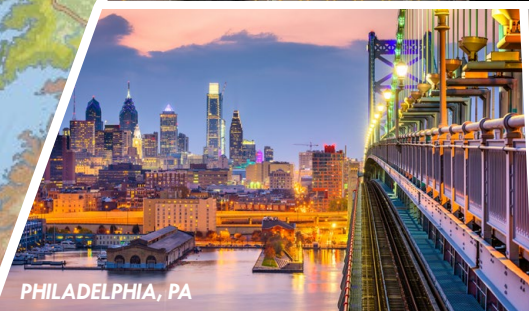


# FOR SALE

Anne Arundel County, MD

# LOCATION

7012 FORT SMALLWOOD ROAD | CURTIS BAY, MARYLAND 21226



## 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** | Senior Vice President & Principal  
 ☎ 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



**MATTHEW CURRAN, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL  
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](http://www.MACKENZIECOMMERCIAL.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.