



FOR SALE

# WAREHOUSE/SHOP/OFFICE ON 4.4 AC ±

7059-7065 KIT KAT ROAD | ELKRIDGE, MARYLAND 21075



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 10,500 SF ± automotive service shop/warehouse with 8 drive-ins and 1 dock
- 11,609 SF ± warehouse/shop with 4 drive-ins and office space
- Rarely available 4.40 acres ± in ElkrIDGE market
- Public utilities
- Close proximity to Route 1, I-95 and I-695

LOT SIZE:	4.40 ACRES ± (2 PARCELS)
7059 KIT KAT RD:	10,500 SF ± WAREHOUSE
	16' ± CLEAR HEIGHT
	8 DRIVE-INS, 1 DOCK
7065 KIT KAT RD:	11,609 SF ± WAREHOUSE/OFFICE
	12' ± CLEAR HEIGHT
	4 DRIVE-INS
	3,000 SF ± HOUSE
ZONING:	M-2 (MANUFACTURING: HEAVY DIST.)
SALE PRICE:	NEGOTIABLE



# AERIAL

-  DRIVE-IN
-  DOCK



# LOCAL BIRDSEYE



**CUBESMART**  
self storage



**WASHINGTON BLVD**

**CENTRAL TRANSPORT**

**AEROTECH**  
GUTTERS SIDING WINDOWS

**J.J. McDONNELL**

**KIT KAT RD**

**JA SMITH & CO**  
PLUMBING HEATING SEWER

**FREEDOM**  
SALT BRINE  
410-904-5196





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