



706 N HAMMONDS FERRY RD

LINTHICUM HEIGHTS, MD 21090

FOR
SALE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Easy access to I-695, I-895 and Rt 295
- Public utilities
- Fully renovated office/house with rental income
- Yard recently cleared and crusher run placed down
- Zoning allows for a variety of clean light industrial uses



BUILDING SIZE:

1,500 SF ±

LOT SIZE:

0.74 ACRES ±

ZONING:

W1 (INDUSTRIAL PARK)

SALE PRICE:

\$595,000



GOOGLE STREET VIEW

LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

 0.6 MILES
3 MIN. DRIVE

 2.2 MILES
7 MIN. DRIVE

 1.0 MILES
3 MIN. DRIVE

 4.4 MILES
8 MIN. DRIVE

 8.1 MILES
14 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 6.8 MILES
15 MIN.

WASHINGTON, DC 33.4 MILES
48 MIN.

PHILADELPHIA, PA 108.0 MILES
1 HR. 45 MIN.

RICHMOND, VA 148.0 MILES
2 HRS. 20 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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