



# 7400 PHILADELPHIA RD

BALTIMORE, MARYLAND 21237

FOR  
**SALE/  
LEASE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1,500 SF ± of nicely finished office space
- Two (2) oversized drive-in doors
- Fully fenced and paved lot
- Easy access to MD Rt-40, I-95, I-895 and I-695



BUILDING SIZE:	3,427 SF ±
LOT SIZE:	0.47 ACRES ±
YEAR BUILT:	1987
CLEAR:	16'
DRIVE-INS:	TWO (2)
ZONING:	BR
RENTAL RATE:	\$15.00 PSF, NNN
SALE PRICE:	NOT DISCLOSED



PHILADELPHIA RD 11,671 AADT



GOOGLE STREET VIEW



# AERIAL

 DRIVE-IN



SUMMIT AVE

PHILADELPHIA RD

11,671 AADT

1

7b

PULASKI HWY

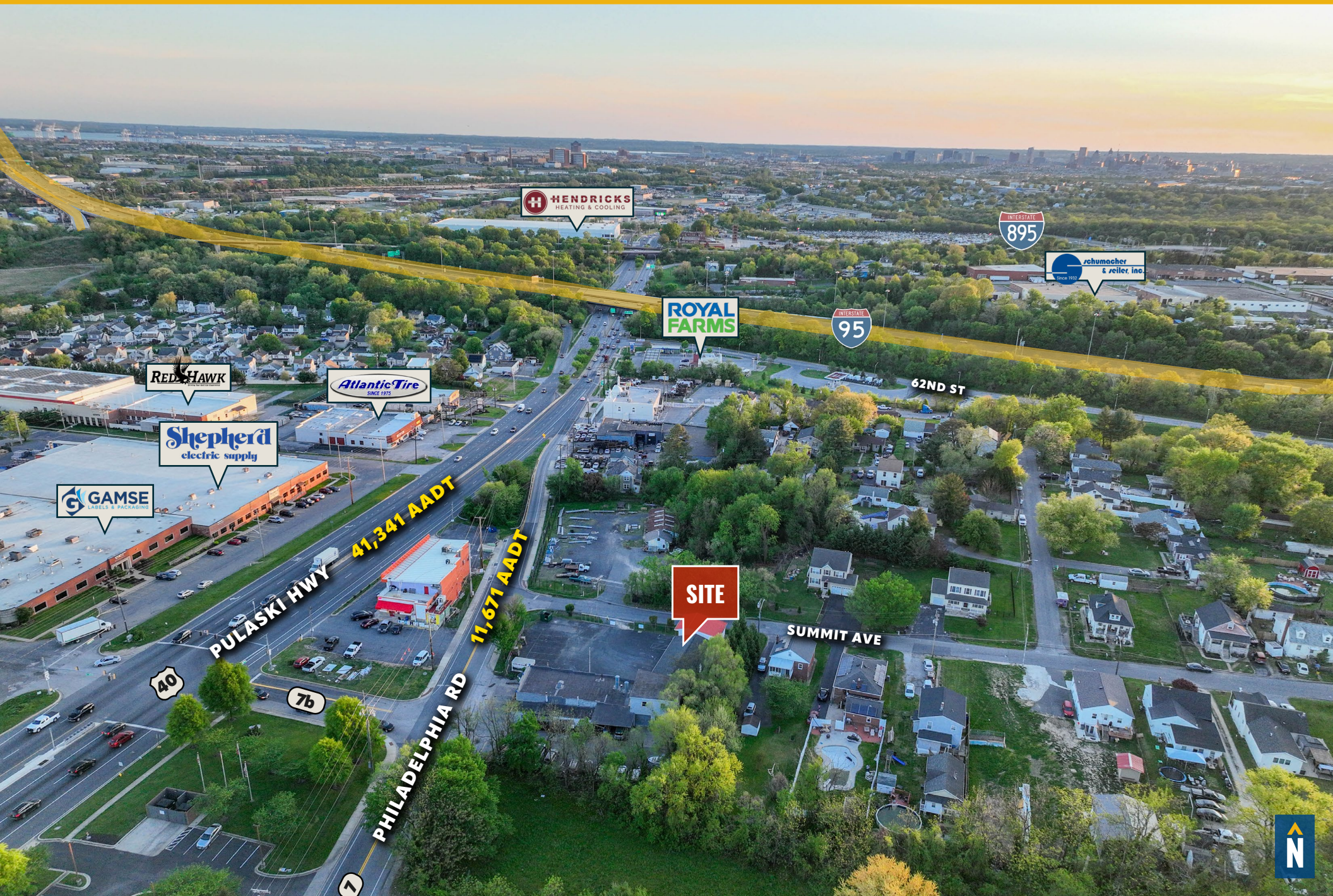
41,341 AADT

40





# LOCAL BIRDSEYE



H HENDRICKS  
HEATING & COOLING

INTERSTATE  
895

Schumacher  
& Zeller, Inc.  
SINCE 1932

ROYAL  
FARMS

INTERSTATE  
95

62ND ST

RED HAWK

AtlanticTire  
SINCE 1975

Shepherd  
electric supply

GAMSE  
LABELS & PACKAGING

PULASKI HWY  
41,341 AADT

PHILADELPHIA RD  
11,671 AADT

SITE

SUMMIT AVE

40

7b

7





# TRADE AREA

## DRIVING DISTANCE TO:

**40** 0.1 MILES  
1 MIN. DRIVE

**INTERSTATE 895** 1.2 MILES  
3 MIN. DRIVE

**INTERSTATE 95** 0.8 MILES  
2 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
6.5 MILES  
14 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL  
THURGOOD MARSHALL AIRPORT  
16.6 MILES  
19 MIN. DRIVE

**BALTIMORE, MD** 4.4 MILES  
12 MIN.

**WASHINGTON, DC** 43.7 MILES  
50 MIN.

**PHILADELPHIA, PA** 97.8 MILES  
1 HR. 30 MIN.

**RICHMOND, VA** 158.0 MILES  
2 HRS. 20 MIN.





# FOR MORE INFO CONTACT:



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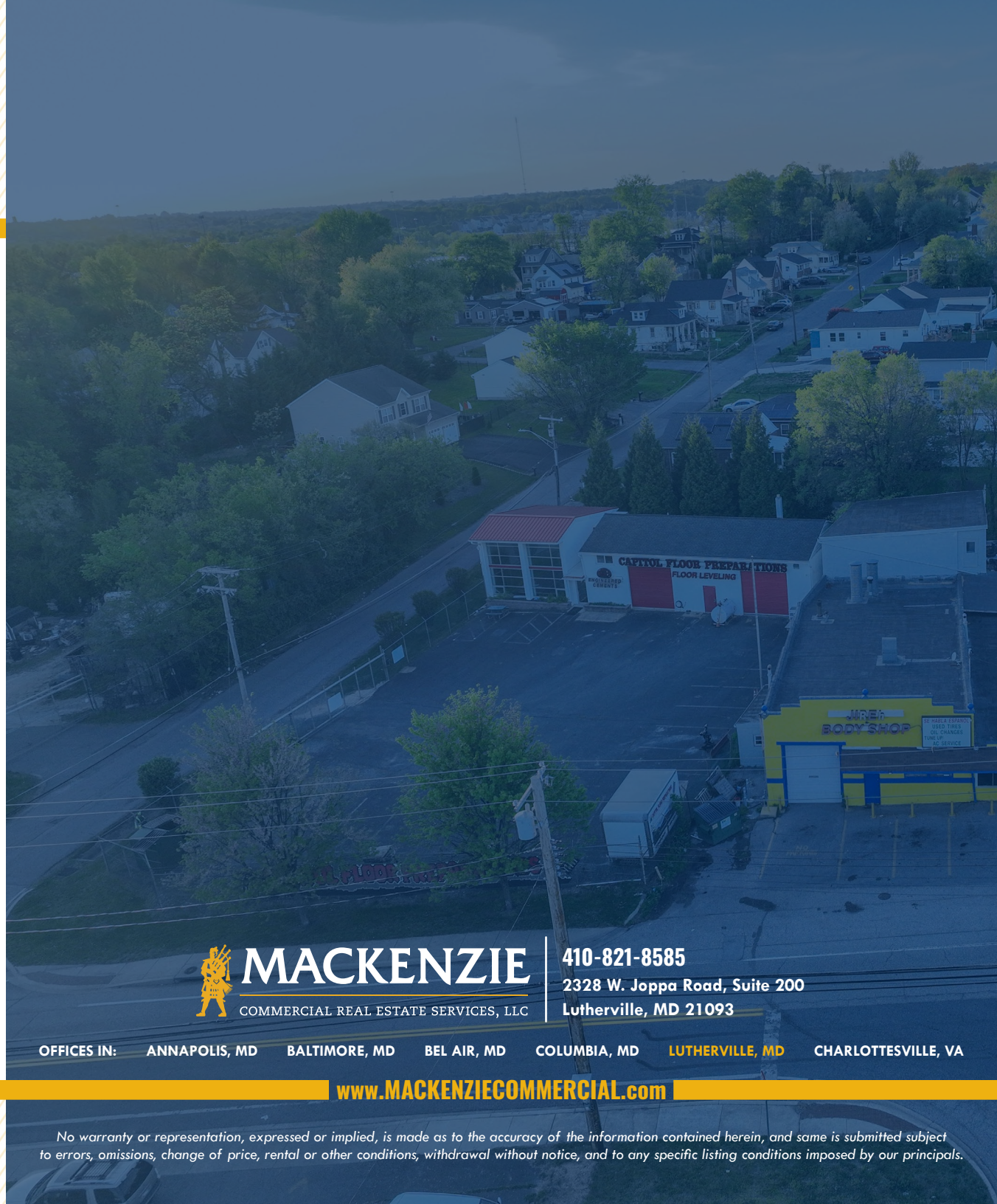


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