


FOR SALE

 Baltimore County, MD

INDUSTRIAL CONTRACTORS YARD

8813 PHILADELPHIA ROAD
ROSEDALE, MARYLAND 21237

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Andrew Meeder, SIOR

☎ 410.494.4881
✉ ameeder@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

Matthew Curran, SIOR

☎ 443.573.3203
✉ mcurran@mackenziecommercial.com

Daniel Hudak, SIOR

☎ 443.573.3205
✉ dhudak@mackenziecommercial.com

FOR SALE

 Baltimore County, MD

INDUSTRIAL CONTRACTORS YARD

8813 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237

BUILDING SIZE

1,274 sf ±

LOT SIZE

1.85 Acres ±

ZONING

ML (Manufacturing, Light)

ML IM [Industrial, Major District]

BL (Business Local)

SALE PRICE

Negotiable

HIGHLIGHTS

- ▶ Public Water, Sewer, and Natural Gas to the property
- ▶ A portion of the property is currently fenced
- ▶ Easy access to major highways (Route 40, I-695 and I-95)



STREET VIEW

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Andrew Meeder, SIOR

☎ 410.494.4881

✉ ameeder@mackenziecommercial.com

Matthew Curran, SIOR

☎ 443.573.3203

✉ mcurran@mackenziecommercial.com

Daniel Hudak, SIOR

☎ 443.573.3205

✉ dhudak@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

FOR SALE

Baltimore County, MD

AERIAL

8813 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237



FOR SALE

Baltimore County, MD

LOCAL BIRDSEYE

8813 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237



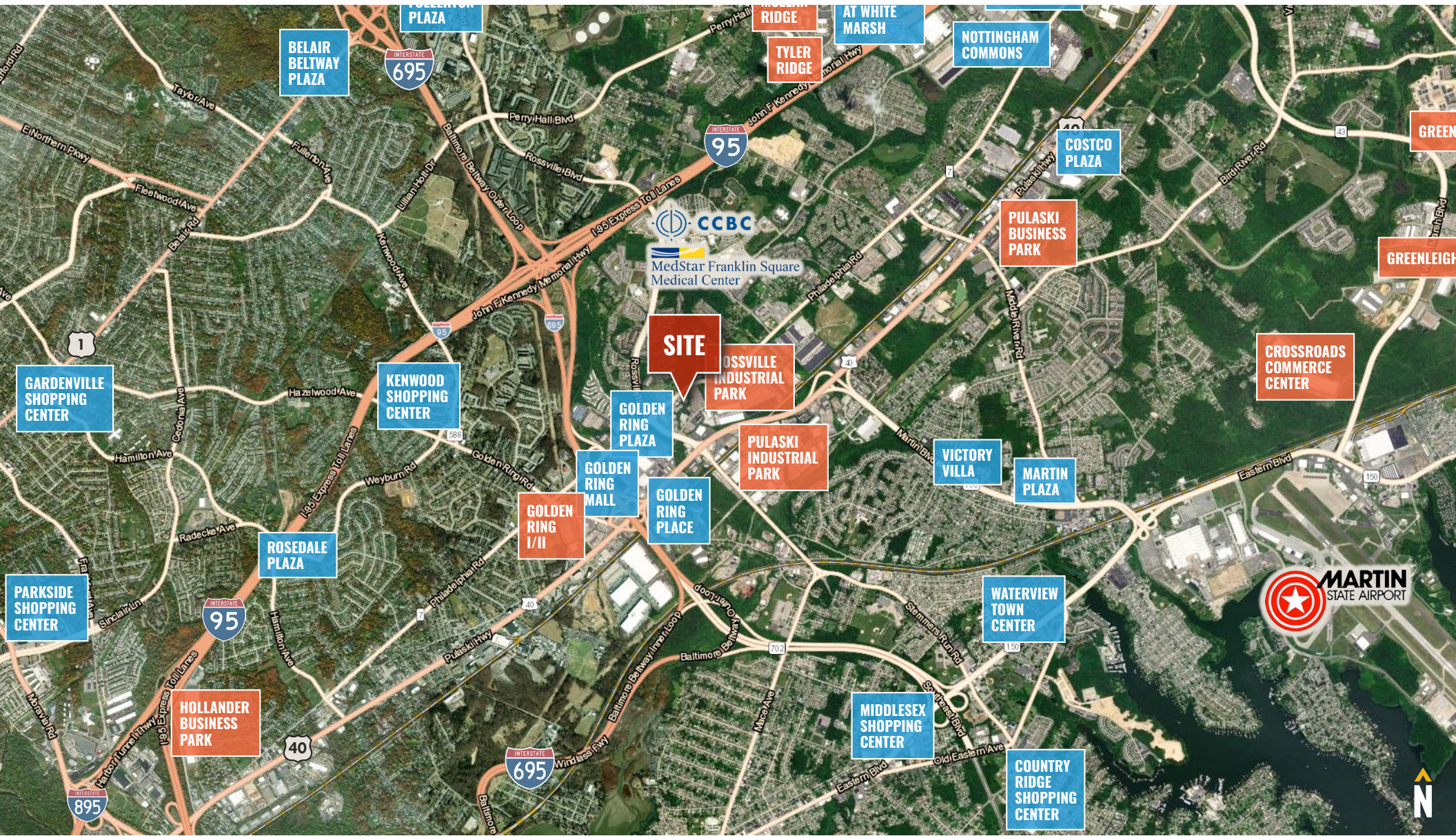
FOR SALE

Baltimore County, MD

TRADE AREA

8813 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237

- INDUSTRIAL/BUSINESS PARK
- RETAIL CENTER



FOR SALE

Baltimore County, MD

LOCATION

8813 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	8.5	26 MIN.
WASHINGTON, DC	51.3	1 HR. 24 MIN.
PHILADELPHIA, PA	94.0	1 HR. 55 MIN.
RICHMOND, VA	163.0	3 HRS. 20 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
FAIRFIELD MARINE TERMINAL	12.7	16 MIN.
SEAGIRT MARINE TERMINAL	11.2	17 MIN.
DUNDALK MARINE TERMINAL	11.9	18 MIN.
BWI AIRPORT	20.5	24 MIN.



Andrew Meeder, SIOR
 ☎ 410.494.4881
 ✉ ameeder@mackenziecommercial.com

Matthew Curran, SIOR
 ☎ 443.573.3203
 ✉ mcurran@mackenziecommercial.com

Daniel Hudak, SIOR
 ☎ 443.573.3205
 ✉ dhudak@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.



ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

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



DANIEL HUDAK, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3205

DHUDAK@MACKENZIECOMMERCIAL.COM

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