

# FOR SALE

Baltimore County, MD

## INDUSTRIAL LAND/ CONTRACTOR'S YARD

9221 PHILADELPHIA ROAD  
ROSEDALE, MARYLAND 21237

 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

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## BUILDING SIZE

1,536 sf ±

## LOT SIZE

.80 Acres ±

## ZONING

MH IM (Manufacturing, Heavy)

## SALE PRICE

\$775,000

## HIGHLIGHTS

- ▶ .80 Acre ± industrial-zoned property improved by a 1,536 sf ± freestanding building
- ▶ Partially fenced lot
- ▶ Easy access to Pulaski Hwy/Rt. 40 and Interstates 95 and 695
- ▶ Ideal location to serve the Rosedale, White Marsh, Essex, Middle River, Dundalk and Baltimore City trade areas
- ▶ Public water and sewer
- ▶ Natural gas



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# LOCAL BIRDSEYE

9221 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237

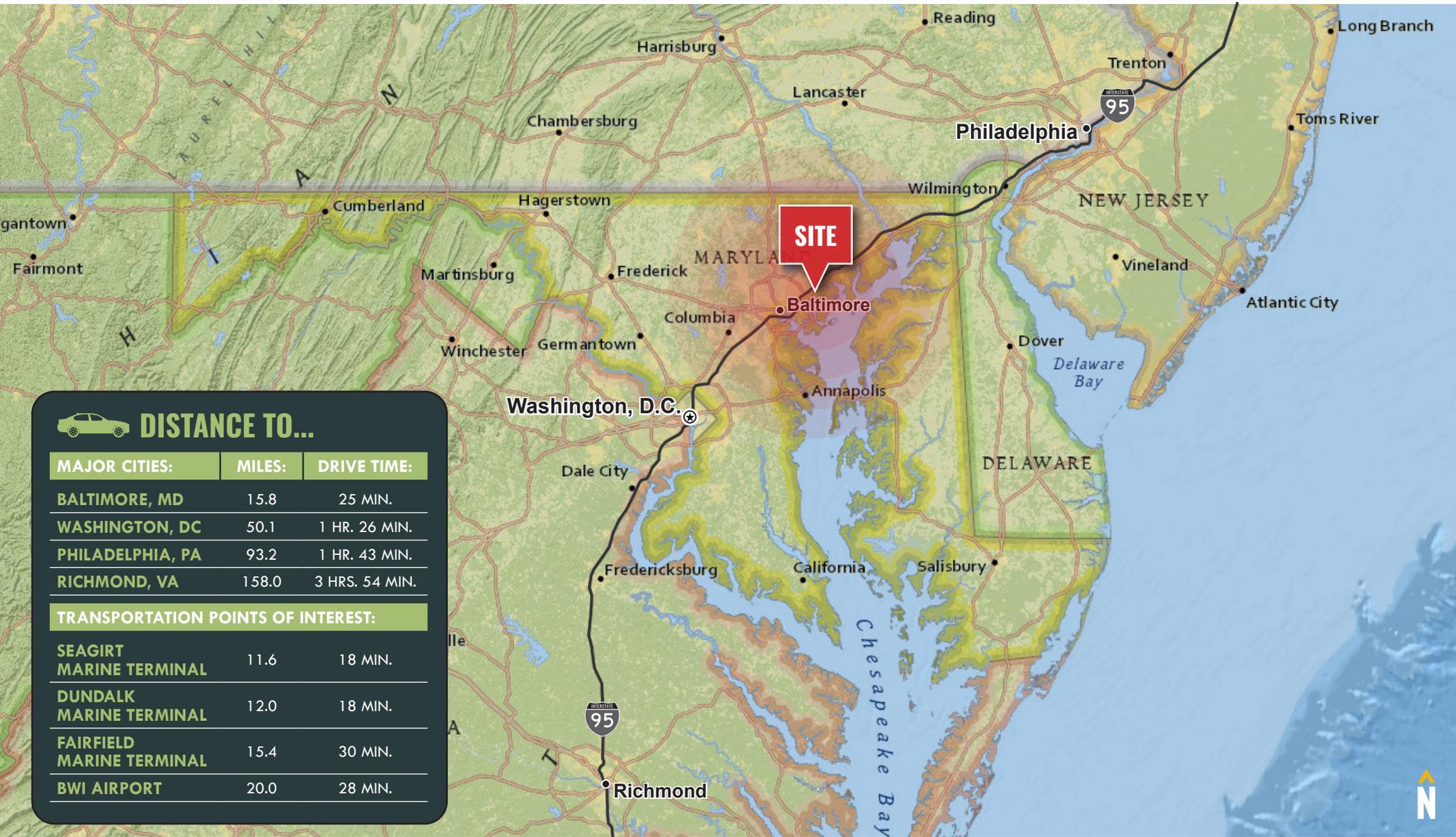


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# LOCATION

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## DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	15.8	25 MIN.
WASHINGTON, DC	50.1	1 HR. 26 MIN.
PHILADELPHIA, PA	93.2	1 HR. 43 MIN.
RICHMOND, VA	158.0	3 HRS. 54 MIN.

## TRANSPORTATION POINTS OF INTEREST:

SEAGIRT MARINE TERMINAL	11.6	18 MIN.
DUNDALK MARINE TERMINAL	12.0	18 MIN.
FAIRFIELD MARINE TERMINAL	15.4	30 MIN.
BWI AIRPORT	20.0	28 MIN.



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