



# 2700 PHILADELPHIA ROAD

EDGEWOOD, MARYLAND 21040

FOR  
**LEASE/  
SALE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Beautiful office located just off of Route 24 with close proximity to I-95
- Prime location to service both Aberdeen Proving Ground and the Edgewood Arsenal
- Opportunity to purchase a Corporate Headquarters
- Zoned B2, which is Harford County's designation for office, service, and retail

AVAILABLE:

**SALE:**

13,204 SF

**LEASE:**

FIRST FLOOR: 1,120 SF, 7,500 SF

SECOND FLOOR: 2,400 SF

PARKING RATIO:

3.4 : 1,000 SF

OCCUPANCY:

IMMEDIATE

SALE PRICE:

\$2,375,000

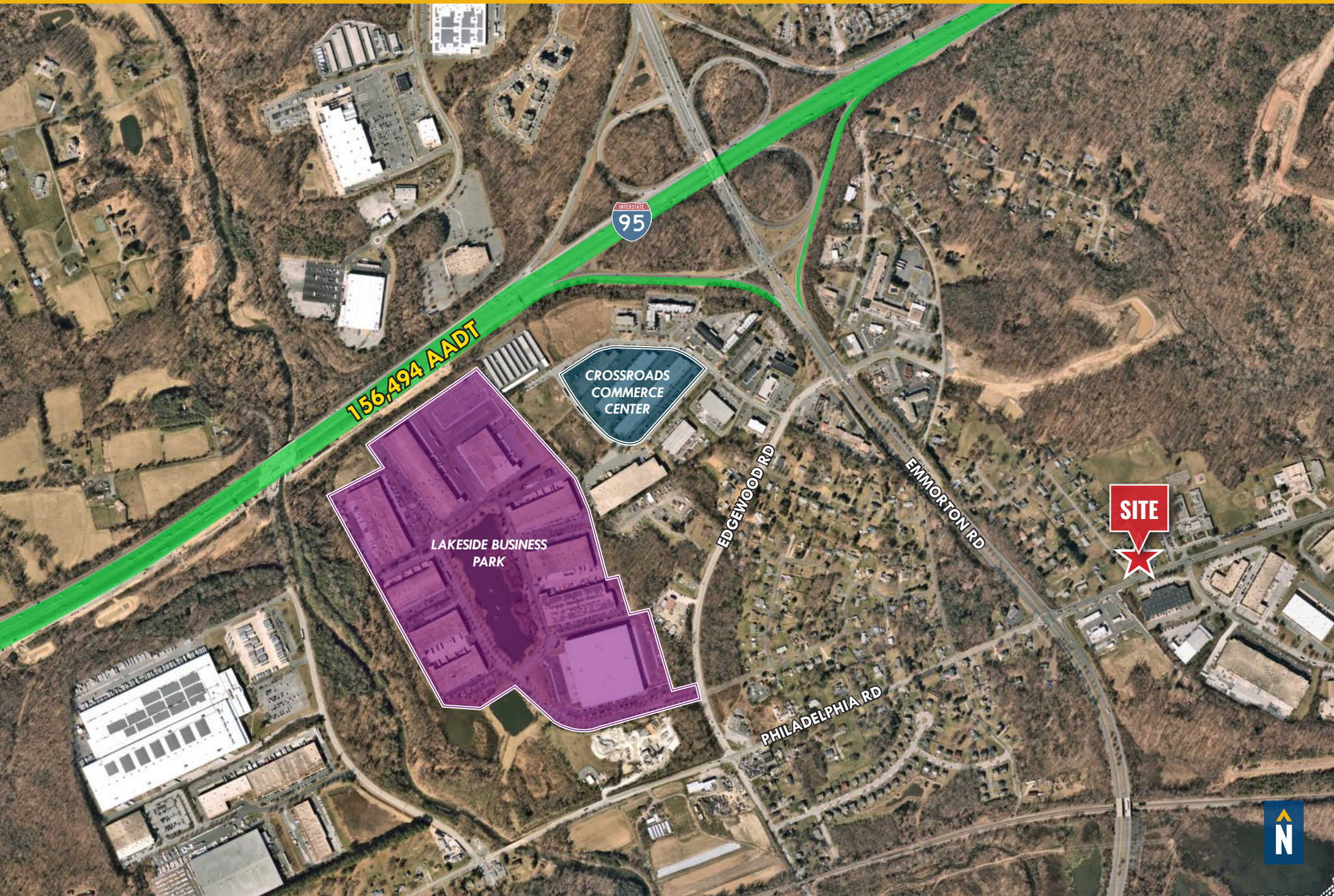
RENTAL RATE:

\$17.50/SF, NNN





# LOCAL BIRDSEYE





# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

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