



FOR **SALE**

# NORTH CARROLL BUSINESS PARK

HAMPSTEAD, MARYLAND 21074

**4 INDUSTRIAL  
LOTS TOTALING  
23± ACRES**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 23.31 ± acres of Restricted Industrial (IR) land in Hampstead, Maryland
- Located along MD 30 with proximity to the Hampstead Bypass
- Excellent visibility from MD 30
- Restricted Industrial zoning allows for light manufacturing, assembly, and similar uses
- Fully finished site with mass grading, stormwater management, road access, and utilities (gas, electric, broadband fiber)
- Corporate neighbors include Fuchs North America, Ridge Engineering, and Tevis Propane

LOTS AVAILABLE:

LOT 1: 4.66 ACRES  
LOT 2: 4.39 ACRES  
LOT 3: 7.56 ACRES  
LOT 4: 6.70 ACRES

ZONING:

RESTRICTED INDUSTRIAL (IR)



# AERIAL



LOT 4  
6.70 AC ±

LOT 3  
7.56 AC ±

LOT 2  
4.39 AC ±

LOT 1  
4.66 AC ±

30 HAMPSTEAD BYPASS

N MAIN STREET  
30



# PROPOSED SITE PLAN



HAMPSTEAD BYPASS

LOT 1  
MAIN STREET

LOT 4  
291,933 SQ.FT.  
6.70 ACRES

LOT 3  
329,440 SQ.FT.  
7.56 ACRES

LOT 2  
191,059 SQ.FT.  
4.39 ACRES

LOT 1  
203,148 SQ.FT.  
4.66 ACRES

PARCEL 764

# LOCAL BIRDSEYE



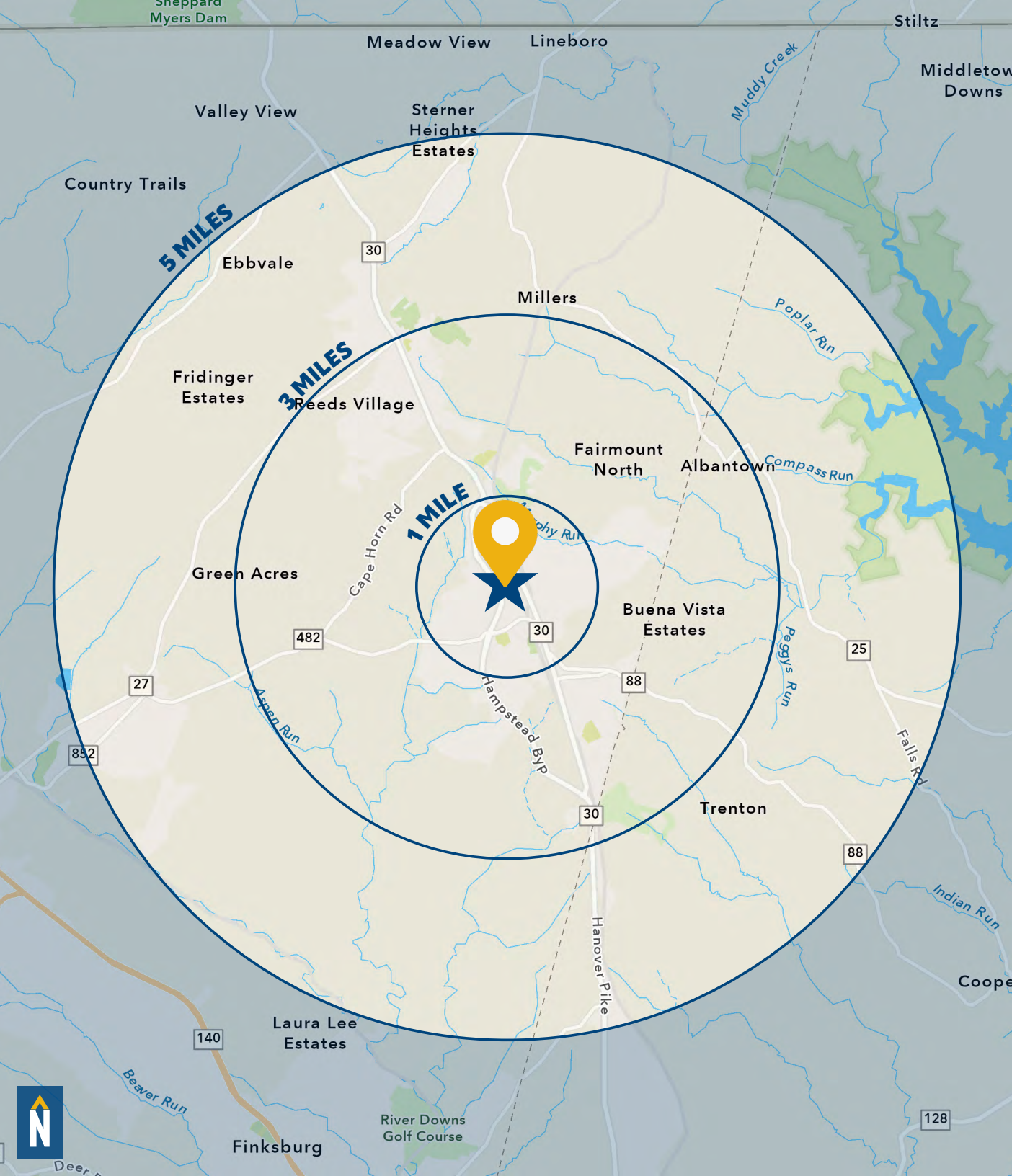
SITE

HAMPSTEAD BYPASS

N MAIN STREET







# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## TOTAL POPULATION



3,711

15,557

27,831

## DAYTIME POPULATION



2,899

12,189

20,111

## AVERAGE HOUSEHOLD INCOME



\$151,675

\$149,317

\$151,185

## NUMBER OF HOUSEHOLDS



1,498

5,969

10,458

## MEDIAN AGE



40.5

41.9

43.1

FULL DEMOS REPORT



# FOR MORE INFO **CONTACT:**



## **DENNIS BOYLE, SIOR**

SENIOR VICE PRESIDENT

**443.798.9339**

**DBOYLE@mackenziecommercial.com**



## **KETCH SECOR**

SENIOR VICE PRESIDENT

**410.409.0990**

**KSECOR@mackenziecommercial.com**



## **GRAHAM SEVY**

REAL ESTATE ADVISOR

**410.830.1399**

**GSEVY@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-872-0400**

10175 Little Patuxent Parkway, Suite 902  
Columbia, MD 21044

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD **COLUMBIA, MD** LUTHERVILLE, MD CHARLOTTESVILLE, VA

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