



FOR **SALE**

8.69 AC $\pm$ OF INDUSTRIAL-ZONED LAND

314 EARLS ROAD | MIDDLE RIVER, MARYLAND 21220



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

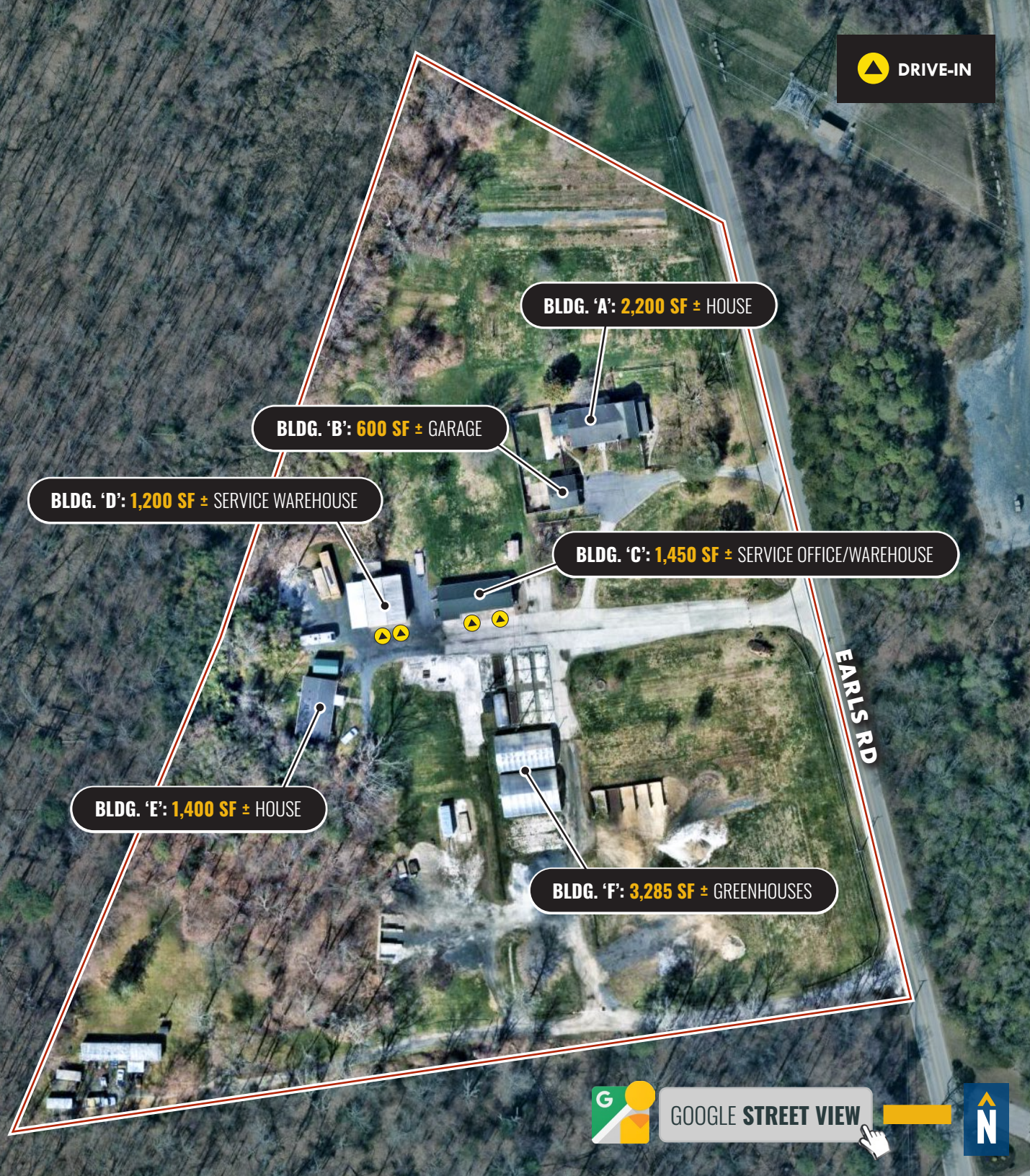
HIGHLIGHTS:

- 8.69 acres of heavy industrial-zoned land
- Formerly a nursery
- Flat topography
- Well and septic
- Public water and sewer is planned for the area
- Natural gas to portion of property
- Easy access to Route 43 (White Marsh Boulevard) and Route 40 (Pulaski Highway)

LOT SIZE:	8.69 ACRES ±
BLDG. 'A':	2,200 SF ± (HOUSE)
BLDG. 'B':	600 SF ± (2-CAR GARAGE)
BLDG. 'C':	1,450 SF ± (SERVICE OFFICE/WAREHOUSE)
BLDG. 'D':	1,200 SF ± (SERVICE WAREHOUSE)
BLDG. 'E':	1,400 SF ± (HOUSE)
BLDG. 'F':	3,285 SF ± (GREENHOUSES)
SALE PRICE:	NEGOTIABLE



AERIAL



GOOGLE STREET VIEW



TRADE AREA

DRIVING DISTANCE TO:

43 1.1 MILES
3 MIN. DRIVE

40 3.3 MILES
7 MIN. DRIVE

95 4.2 MILES
8 MIN. DRIVE

PORT OF BALTIMORE
12.8 MILES
22 MIN. DRIVE
(DUNDALK MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
25.7 MILES
28 MIN. DRIVE

BALTIMORE, MD 15.8 MILES
14 MIN.

WASHINGTON, DC 54.5 MILES
1 HR. 0 MIN.

PHILADELPHIA, PA 93.2 MILES
1 HR. 30 MIN.

RICHMOND, VA 164.0 MILES
2 HRS. 30 MIN.



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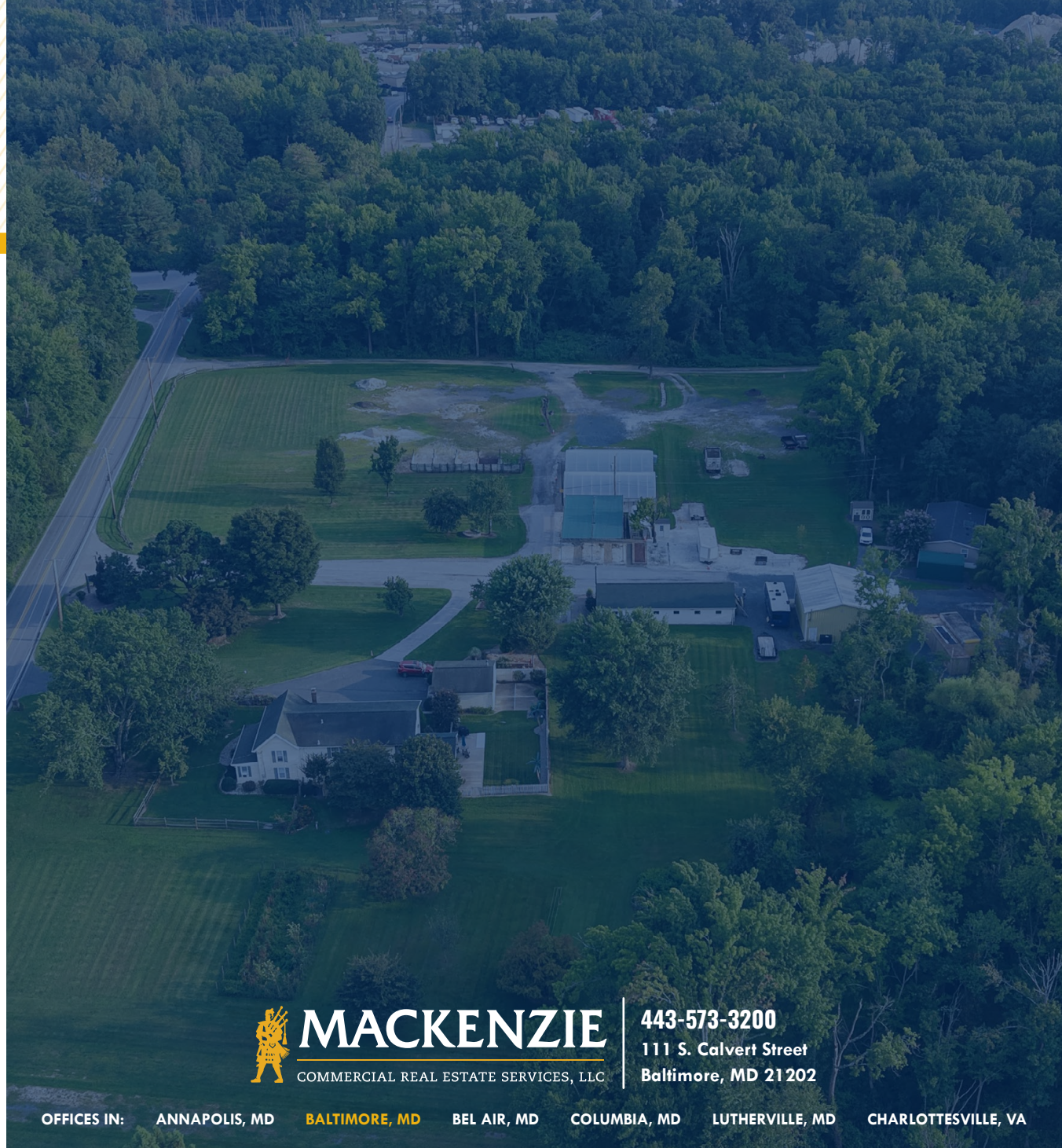
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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