



FOR **LEASE/SALE**

25,000 SF INDUSTRIAL/OFFICE BUILDINGS

1301 TRIMBLE ROAD | EDGEWOOD, MD 21040



**25,000 SF
ON 37 AC**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Two Drive-In Shop Buildings and a 5,000 sf Office Building
- Structures built in 2016
- Office building recently renovated
- Public Water & Septic (Permitted for Public Sewer tie in)

AVAILABLE:

25,000 SF ± TOTAL
OFFICE BUILDING: 5,000 SF

DRIVE-IN
STRUCTURE A:

10,000 SF
99 X 118
18-20 FT CLEARANCE

DRIVE-IN
STRUCTURE B:

10,000 SF
140 X 70
15-18 FT CLEARANCE

LOT SIZE:

37 ACRES

ZONING:

CI & GI (HEAVY INDUSTRIAL)

SALE PRICE:

\$6,000,000

RENTAL RATE:

DRIVE-IN
STRUCTURE B: \$11.00/SF, NNN



GOOGLE STREET VIEW

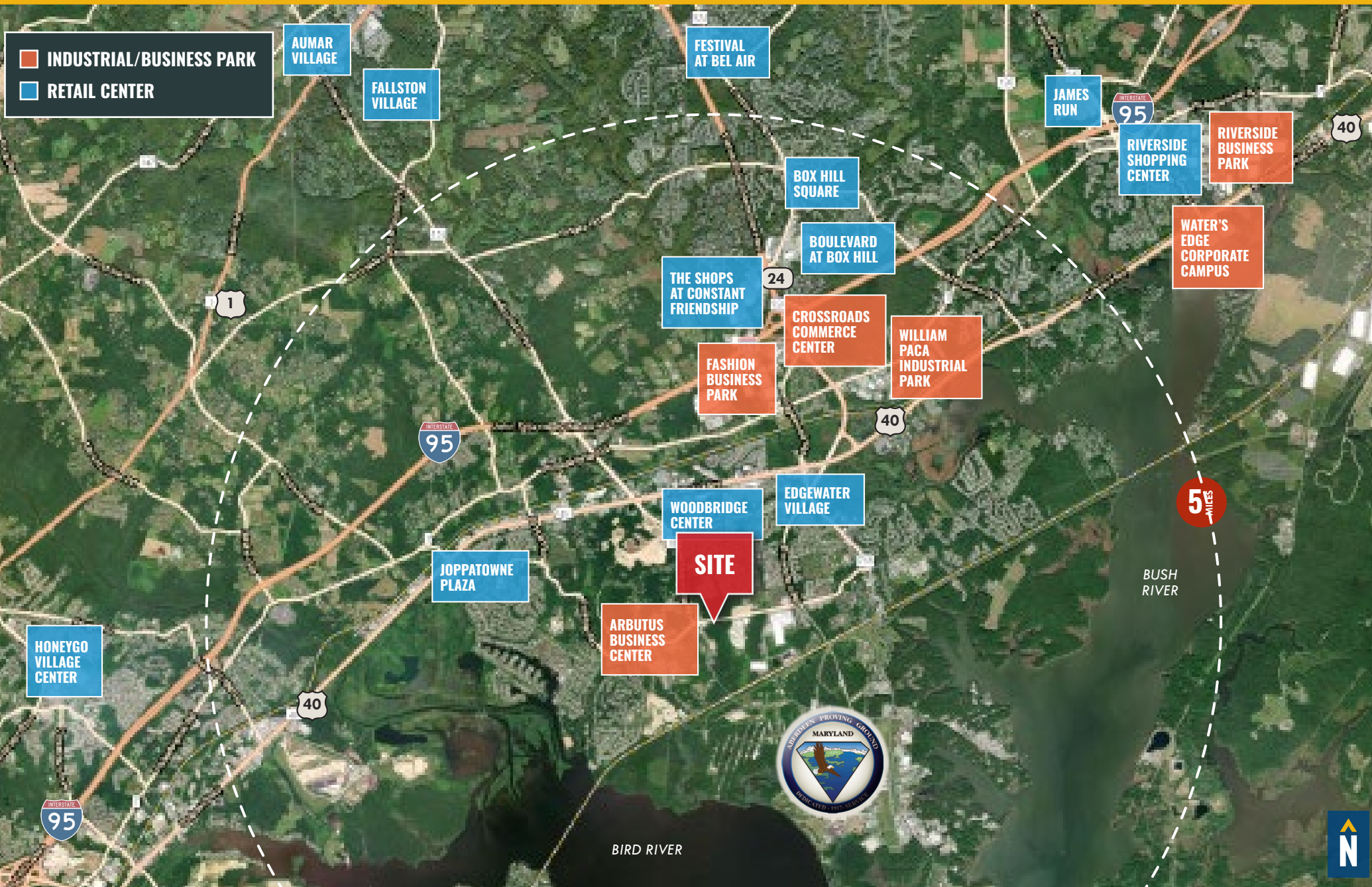


PROPERTY AERIAL



**25,000 SF
ON 37 AC**

TRADE AREA



TRADE AREA



DISTANCE TO...

| MAJOR CITIES: | MILES: | DRIVE TIME: |
|------------------|--------|---------------|
| BALTIMORE, MD | 19.9 | 35 MIN. |
| WASHINGTON, DC | 59.8 | 1 HR. 20 MIN. |
| PHILADELPHIA, PA | 83.0 | 1 HR. 24 MIN. |
| RICHMOND, VA | 168.0 | 3 HRS. 0 MIN. |

| TRANSPORTATION POINTS OF INTEREST: | MILES: | DRIVE TIME: |
|------------------------------------|--------|-------------|
| SEAGIRT MARINE TERMINAL | 20.6 | 29 MIN. |
| FAIRFIELD MARINE TERMINAL | 22.0 | 29 MIN. |
| DUNDALK MARINE TERMINAL | 21.2 | 30 MIN. |
| BWI AIRPORT | 29.6 | 35 MIN. |



PROPERTY PHOTOS



FOR MORE INFO **CONTACT:**



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OFFICES IN:

ANNAPOLIS

BALTIMORE

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