



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
- Industrial lots 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:

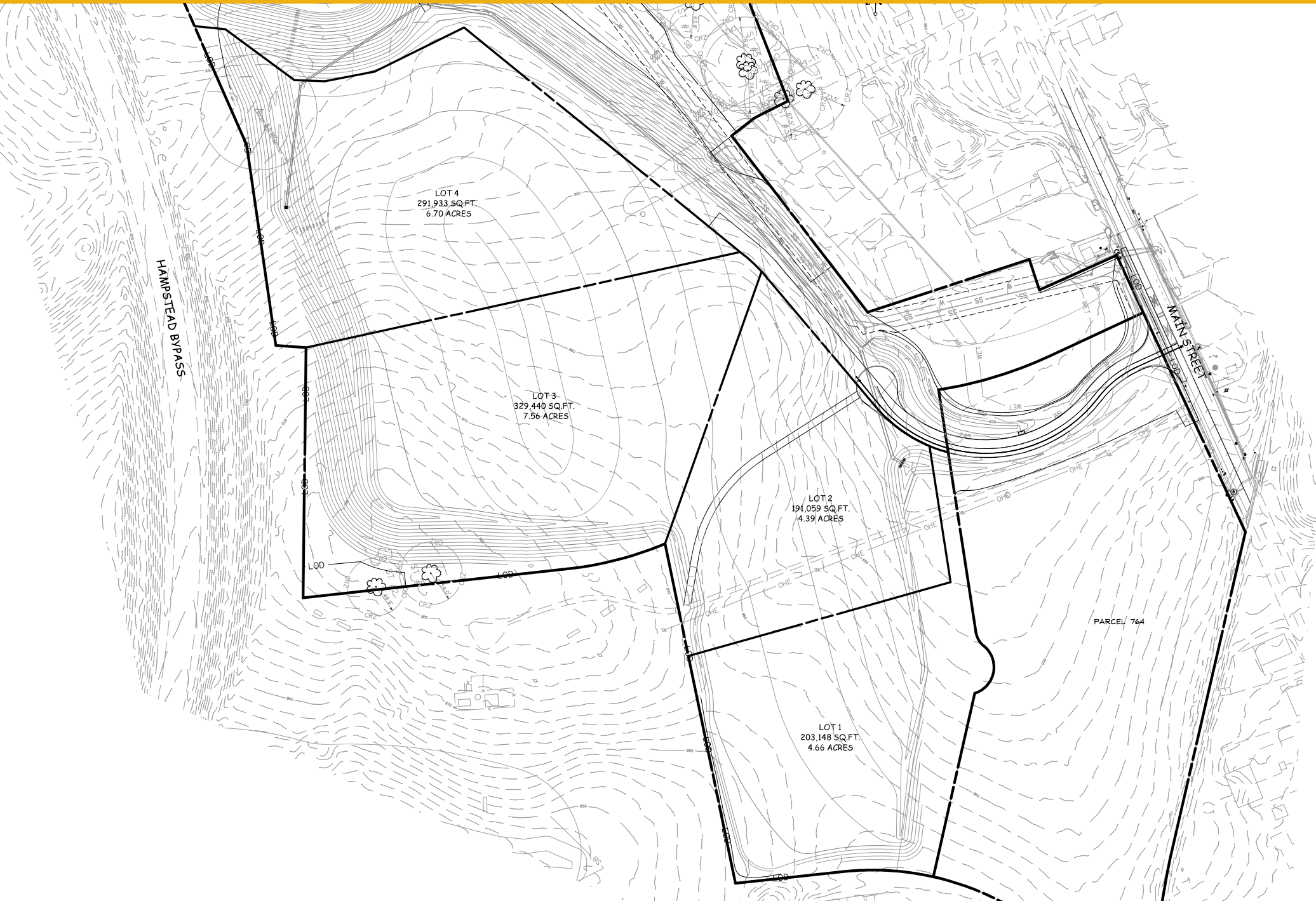
RESTRICTED INDUSTRIAL (IR)



AERIAL



PROPOSED SITE PLAN



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

30

0.1 MILES
1 MIN. DRIVE

INTERSTATE
795

9.9 MILES
14 MIN. DRIVE

INTERSTATE
83

11.0 MILES
15 MIN. DRIVE



34.5 MILES
38 MIN. DRIVE



35.4 MILES
40 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD

29.1 MILES
40 MIN.

WASHINGTON, DC

63.6 MILES
1 HR. 20 MIN.

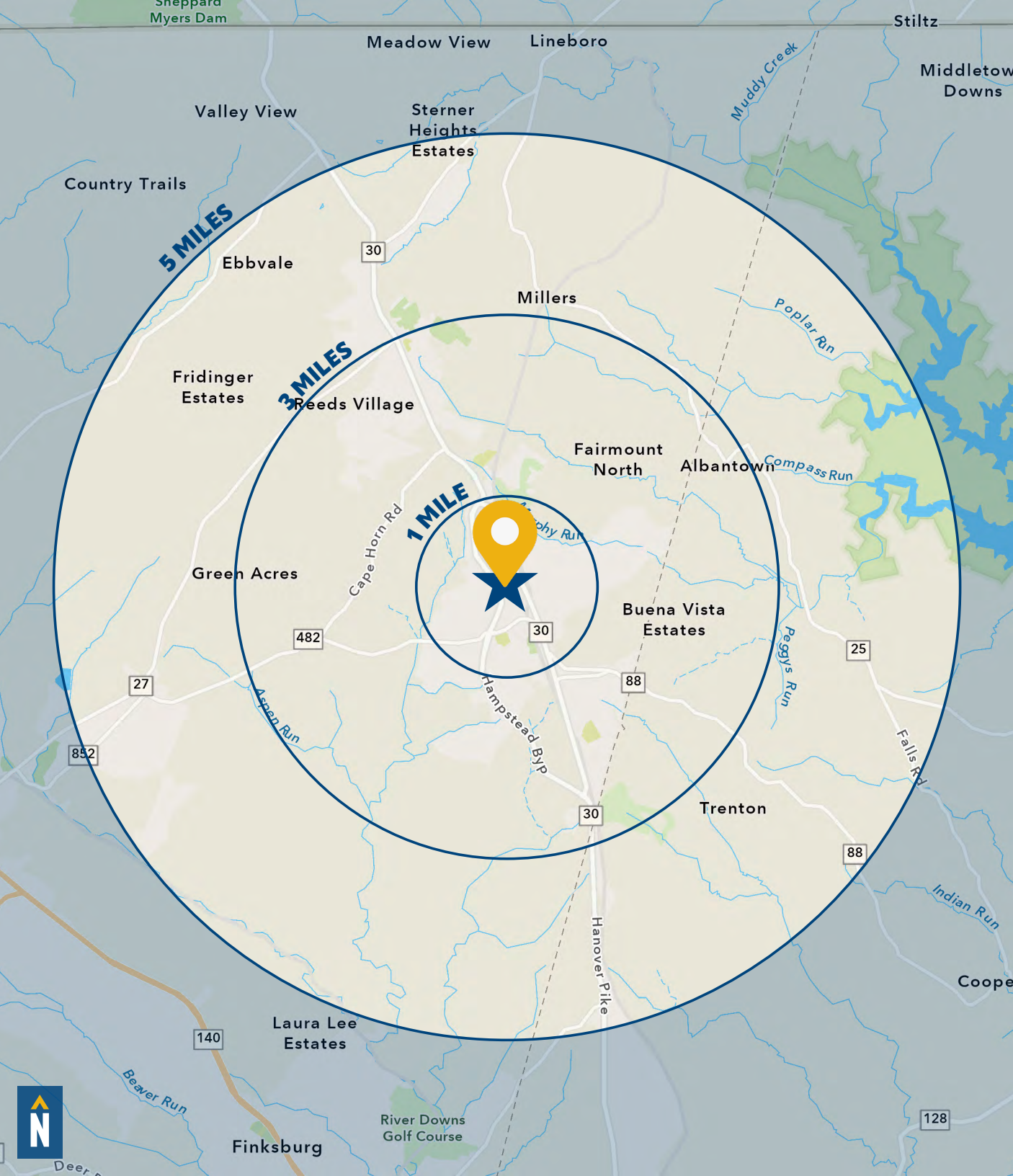
PHILADELPHIA, PA

123.0 MILES
2 HRS. 0 MIN.

RICHMOND, VA

177.0 MILES
3 HRS. 0 MIN.





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:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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