



FOR **LEASE**

# 5.4 AC ± **INDUSTRIAL STORAGE YARD**

1777 E. OLD PHILADELPHIA ROAD | ELKTON, MARYLAND 21921



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 2,500 SF ± drive-thru warehouse building
- 5+ acres of graded and fenced outside storage (fully lit, barbed wire secured)
- Ample industrial outdoor storage (IOS)
- Ideal location for logistics and transportation firms, contractors, equipment rental/storage companies and other IOS requirements
- Situated between Wilmington, Philadelphia and Baltimore markets

AVAILABLE:

2,500 SF ±

LOT SIZE:

5.40 ACRES ±

DRIVE-INS:

2 (DRIVE-THRU)

ZONING:

EMU (EMPLOYMENT MIXED USE DIST.)

RENTAL RATE:

NEGOTIABLE



GOOGLE STREET VIEW

# AERIAL

DRIVE-IN



E OLD PHILADELPHIA RD



# LOCAL BIRDSEYE



**NORTHROP  
GRUMMAN**

40

**Right  
Way**

**G-S  
CONTRACTING**

**PULASKI HWY**

40

**E OLD PHILADELPHIA RD**



# TRADE AREA

## DRIVING DISTANCE TO:

**40** 0.9 MILES  
3 MIN. DRIVE

**95** 6.0 MILES  
12 MIN. DRIVE

**896** 7.4 MILES  
12 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
51.6 MILES  
55 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BWI**  
BALTIMORE WASHINGTON  
INTERNATIONAL  
THURGOOD MARSHALL  
AIRPORT  
60.6 MILES  
1 HR. 0 MIN. DRIVE

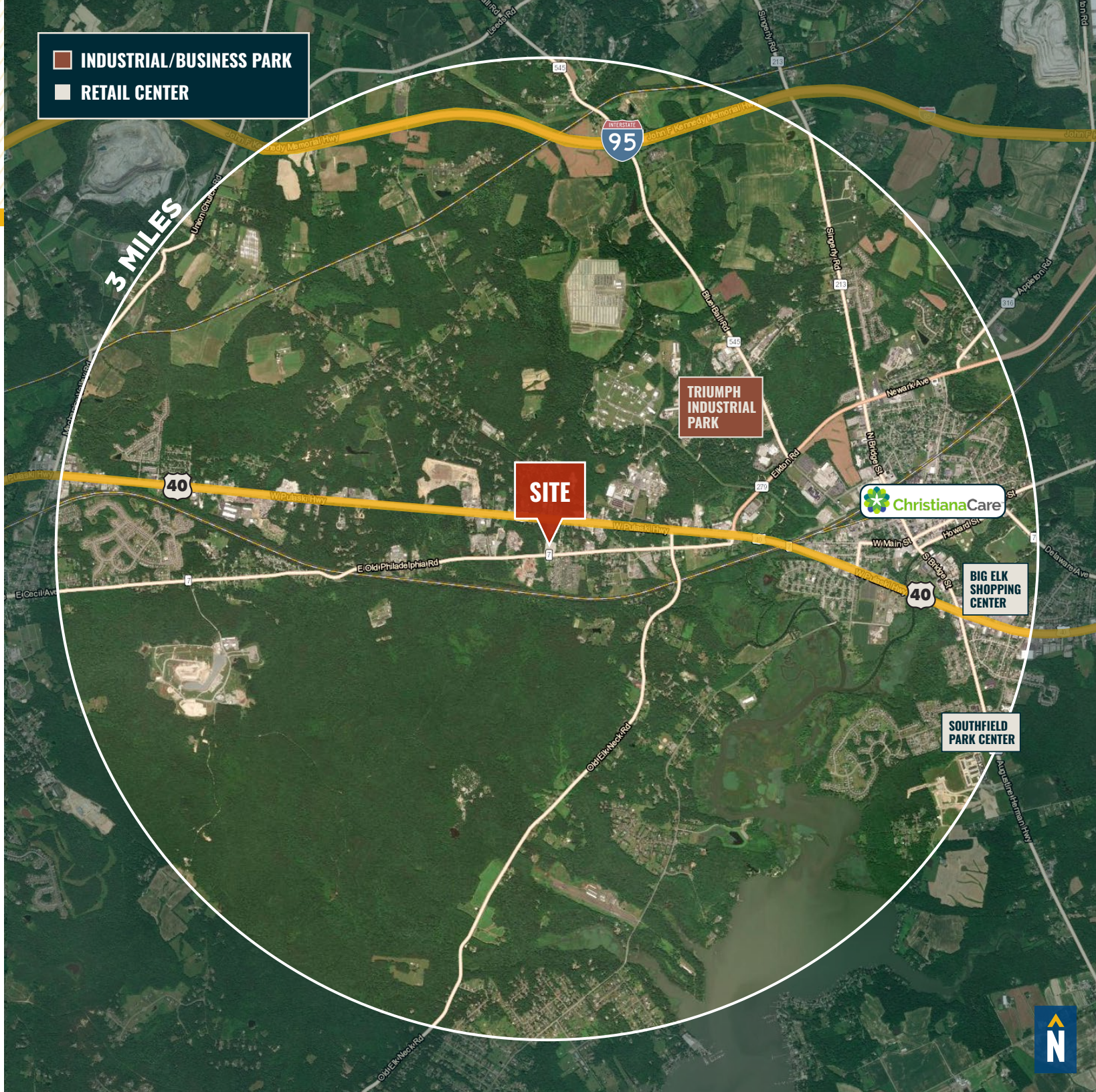
**WILMINGTON, DE** 21.6 MILES  
28 MIN.

**PHILADELPHIA, PA** 52.8 MILES  
55 MIN.

**BALTIMORE, MD** 50.8 MILES  
1 HR. 0 MIN.

**WASHINGTON, DC** 89.4 MILES  
1 HR. 30 MIN.

**INDUSTRIAL/BUSINESS PARK**  
**RETAIL CENTER**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION



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