



FOR **SALE**

20± ACRE AUTO DISMANTLING SITE

11235-11239 PHILADELPHIA ROAD | WHITE MARSH MD 21162



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- A total of 32 acres with up to 20 usable acres
- Zoning: MLR (Manufacturing Light-Restricted: 2 acres \pm ; DR1 (Density Residential 1): 30 acres \pm
- Auto Dismantling approved as non-conforming use.
- Excellent location for serving the Baltimore market
- Easy access to I-95, MD-43, and I-895
- 20 minutes to the Port of Baltimore and Downtown



LOT SIZE:	32 ACRES \pm TOTAL 20 ACRES \pm USABLE
FRONTAGE:	866' ON PHILADELPHIA RD
SALE PRICE:	NEGOTIABLE

AERIAL



7

PHILADELPHIA RD

9,980 AADT



LOCAL BIRDSEYE



INTERSTATE
95

PRECISION CONCRETE

TURNER
ROOFING COMPANY, INC.

7

PHILADELPHIA RD

B.E. CONTRACTING
CONSTRUCTION



TRADE AREA

DRIVING DISTANCE TO:

40 1.6 MILES
4 MIN. DRIVE

43 2.4 MILES
5 MIN. DRIVE

95 3.0 MILES
6 MIN. DRIVE

PORT OF BALTIMORE
15.5 MILES
22 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
24.7 MILES
25 MIN. DRIVE

BALTIMORE, MD 19.8 MILES
25 MIN.

WASHINGTON, DC 53.5 MILES
1 HR. 5 MIN.

PHILADELPHIA, PA 87.2 MILES
1 HR. 25 MIN.

RICHMOND, VA 169.0 MILES
2 HRS. 45 MIN.

INDUSTRIAL/BUSINESS PARK
RETAIL CENTER



FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION



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