



OFFERING
MEMORANDUM

1301-B GOVERNOR COURT
ABINGDON, MARYLAND 21009

PREPARED BY:
MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

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EXECUTIVE SUMMARY / INVESTMENT HIGHLIGHTS



EXECUTIVE SUMMARY



1301-B GOVERNOR COURT ABINGDON, MD 21009

FOR SALE:

21,600 SF INDUSTRIAL/FLEX PROPERTY ON 2 AC

INVESTMENT OR OWNER USER OPPORTUNITY

PROPERTY SUMMARY:



BUILDING SIZE:

21,600 SF ±



LOT SIZE:

2.00 ACRES ±



ZONING:

GI (GENERAL INDUSTRIAL DISTRICT)



CLEAR HEIGHT:

14' ±



DOCK DOORS:

2



DRIVE INS:

1 (10' W x 10' H)



POWER:

3 PHASE HEAVY

The building will be delivered with one tenant that occupies approximately 6,500 SF and just signed a brand new 3-year lease. Approximately 15,000 SF will be delivered vacant with most of the space being warehouse. The ceiling heights are close to 14' and the building has 3 phase power.

1301 Governor Court is strategically located with great access to Philadelphia Road, Route 24, Route 40, and I-95. The building is in a densely populated corridor with over a 100,000 people within a few minutes drive. There is proximity to the Baltimore Metro area as well as the Southern Philadelphia/PA Market.

Harford County, Maryland is known for its diversified economy. Strategically located on I-95 at the heart of the Mid-Atlantic market, Harford County's location, highly-skilled workforce, and business-friendly environment make it ideal for business growth. Over 25% of the labor force in Harford County is involved in the Trade, Transportation, Utilities & Manufacturing sectors of the economy.



INVESTMENT HIGHLIGHTS

- 1 Ideal for an Owner/User looking for a strategic business location
- 2 Tenant just signed a 3-year lease for additional income
- 3 Approximately 15,000 SF available for new business (Office/Warehouse)
- 4 Employee parking in front with equipment/fleet storage in back
- 5 Located near I-95, Route 40 and Philadelphia Road
- 6 Proximity to Baltimore and Southern Philadelphia/PA market
- 7 Building in excellent condition
- 8 Excess land for potential expansion/future development
- 9 Located in highly desirable William Paca Business Park



MacKenzie Commercial Real Estate Services, LLC exclusively represents the ownership with the sale of 1301-B Governor Court in Abingdon, Maryland.

BROKERAGE LEADS:

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TENANT PROFILE

UNITED CONSTRUCTORS GROUP is a Specialty General Contractor whose core business is supporting Commercial & Industrial Mechanical and Electrical Firms in the Baltimore/Washington, DC metropolitan area. They work with mechanical and electrical firms in the design and construction of projects on the Architectural, Civil and Structural side.

With over 90 years of combined experience they have built a solid reputation as a company that implements creative solutions for complex problems.



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PROPERTY PROFILE



AERIAL / PROPERTY SPECS

Parcel ID:	01-260626
Map/Grid/Parcel:	0062/0004A/0766
Site Size:	2.00 Acres \pm
Building Size:	21,600 SF \pm
Warehouse:	16,950 SF \pm
Office:	4,650 SF \pm
Year Built:	1998
Stories:	1
Construction:	Masonry
Clear Height:	14' \pm
Dock Coors:	2
Drive Ins:	1 (10' w x 10' h)
Water/Sewer:	Public water and septic
Power:	3 phase heavy
Parking:	25 spots in front of the building

Zoning: GI (General Industrial District)

Harford County, MD

This district is intended for industrial uses of a larger scale or more intensive processing with large areas of unenclosed storage, which may generate substantially more impact on surrounding properties. Retail sales are permitted as accessory to a manufacturing operation where the product is produced on site. Other retail sales or service uses are permitted as accessory to the principal permitted use provided, they are integrated into the overall project and do not exceed 2,000 square feet. Professional services may also be permitted.



PHOTOS



FLEET AND EQUIPMENT STORAGE IN THE BACK OF THE BUILDING



TENANT SUITE
OFFICE SPACE



WAREHOUSE SPACE WITH TWO DOCK
DOORS ON THE BACK RIGHT SIDE



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

24 0.7 MILES
2 MIN. DRIVE

40 1.4 MILES
3 MIN. DRIVE

95 1.5 MILES
3 MIN. DRIVE

PORT OF BALTIMORE
24.3 MILES
27 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
32.8 MILES
30 MIN. DRIVE
BALTIMORE WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT

BALTIMORE, MD 23.0 MILES
30 MIN.

WASHINGTON, DC 61.6 MILES
1 HR. 5 MIN.

PHILADELPHIA, PA 79.7 MILES
1 HR. 12 MIN.

RICHMOND, VA 171.0 MILES
2 HRS. 30 MIN.

INDUSTRIAL/BUSINESS PARK
RETAIL CENTER



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Absolutely no tours of the property without authorization of the salespersons directly involved with this offering.



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Each party shall conduct its own independent investigation and due diligence.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.





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