



# 10.56 AC ± INDUSTRIAL LAND

5214 KLEES MILL ROAD S | SYKESVILLE, MARYLAND 21784

FOR  
SALE



APPROVALS  
TO BUILD  
**71,200 SF**  
WAREHOUSE SPACE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Hard-to-find 10.56 Acre  $\pm$  industrial development site
- Approved for 71,200 SF  $\pm$  of warehouse space (see proposed 2-building conceptals on page 4)
- Ample room for outdoor parking/storage
- Easy access to Route 26 (Liberty Road) and Route 97 (Washington Road)
- Zoned I-1: Carroll County designation for light industrial uses which include, light manufacturing, contractors storage yard, warehouse distribution and building supply storage

LOT SIZE:	10.56 ACRES $\pm$
UTILITIES:	WELL AND SEPTIC
SITE CONDITION:	CLEARED, ROUGH GRADED AND PATIALLY PAVED
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)



# AERIAL: EXISTING CONDITIONS



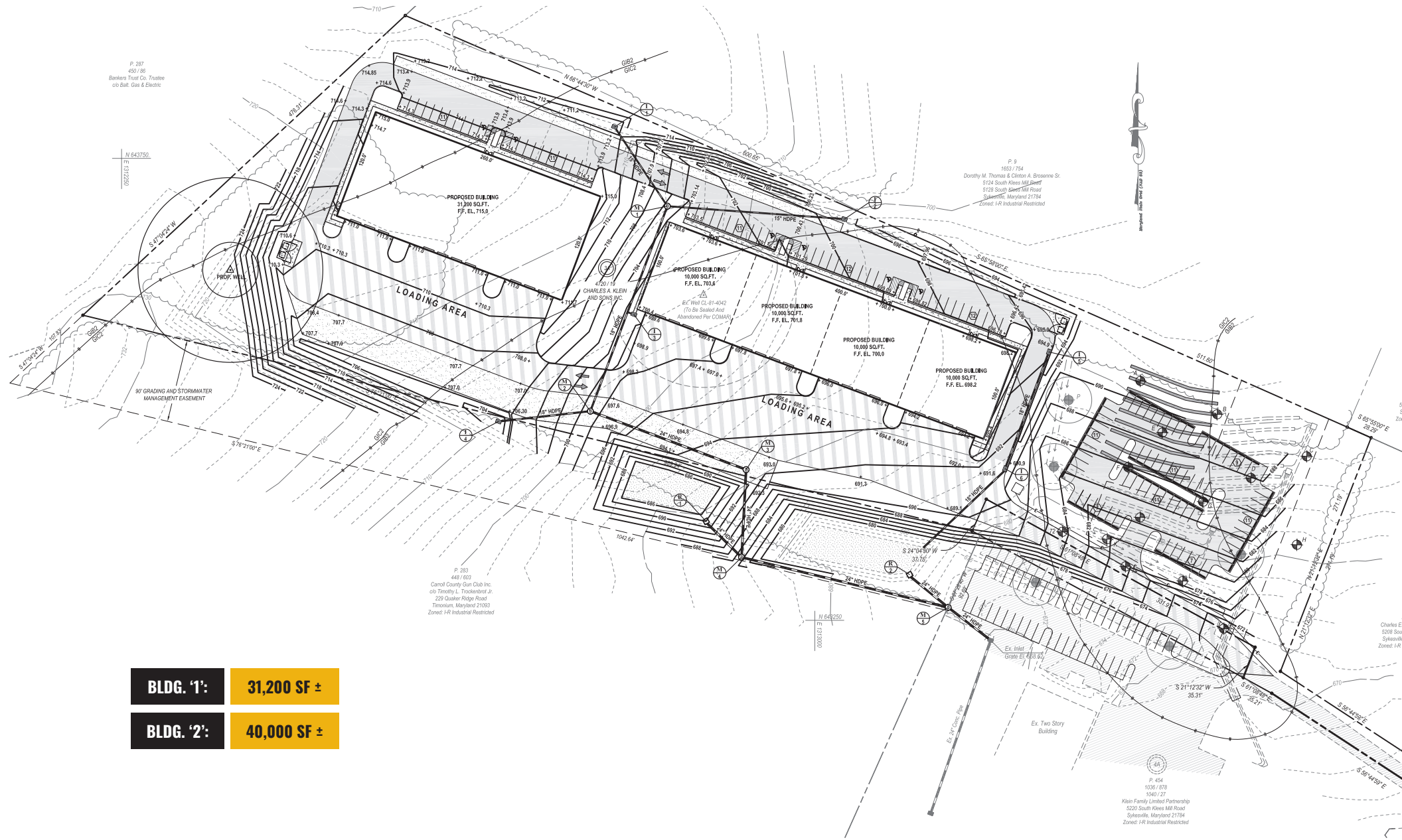
GOOGLE MAPS



KLEES MILL RD S



# APPROVED CONCEPTUAL: 2 PROPOSED BUILDINGS



<b>BLDG. '1':</b>	<b>31,200 SF ±</b>
<b>BLDG. '2':</b>	<b>40,000 SF ±</b>

# LOCAL BIRDSEYE



Blackbird  
CROSSFIT  
GRANITEPRO

SHANNON  
BAUM

8  
SPECIALTIES

Astro  
Jump

Charles A. Klein & Sons, Inc.  
FOUNDING - HEATING - AIR CONDITIONING - VENTILATION

RESTIVO  
Auto Body & Repair Inc.

SHER  
CONSTRUCTION  
datastream  
COMMUNICATIONS

HEATH  
CONTRACTORS LLC

KLEES MILL RD S



# TRADE AREA

## DRIVING DISTANCE TO:

**26** 0.9 MILES  
2 MIN. DRIVE

**97** 1.5 MILES  
3 MIN. DRIVE

**70** 10.8 MILES  
16 MIN. DRIVE

**BWI** 33.5 MILES  
38 MIN. DRIVE  
BALTIMORE WASHINGTON  
INTERNATIONAL  
THURGOOD MARSHALL  
AIRPORT

**PORT OF BALTIMORE** 34.4 MILES  
41 MIN. DRIVE  
(FAIRFIELD  
MARINE TERMINAL)  
Helen Delich Bentley  
1706

**BALTIMORE, MD** 36.5 MILES  
42 MIN.

**WASHINGTON, DC** 50.9 MILES  
1 HR. 18 MIN.

**PHILADELPHIA, PA** 131.0 MILES  
2 HRS. 13 MIN.

**RICHMOND, VA** 156.0 MILES  
2 HRS. 40 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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