

SALE/LEASE



Baltimore County, MD

INDUSTRIAL SITE W/DRIVE-IN

9852 BIRD RIVER ROAD

MIDDLE RIVER, MD 21220



Patrick Smith, SIOR | Vice President

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Chris Boland | Senior Real Estate Advisor

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SALE/LEASE

Baltimore County, MD

9852 BIRD RIVER ROAD

MIDDLE RIVER, MARYLAND 21220

AVAILABLE

8,400 sf ±

(Total between building A & B)

LOT SIZE

1.9 Acres

ZONING

ML-IM (Manufacturing, Light)

SALE PRICE

\$1,300,000

HIGHLIGHTS

- ▶ 1.9 AC fenced in lot
- ▶ ML-IM zoning allows for outside storage and a variety of industrial uses
- ▶ Easy access to Pulaski Highway and I-695 & I-95
- ▶ 1,800 sf ± shop with drive-in

Building A - 2,000 +/- SF office

Building B - 2,500 +/- shop with 3 drive-in doors

Building C - 2,400 +/- office or warehouse (currently apartments, but could be converted to an office or additional warehouse space).



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ADDITIONAL PHOTOS

9852 BIRD RIVER ROAD | MIDDLE RIVER, MARYLAND 21220



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SALE/LEASE



Baltimore County, MD

BIRDSEYE

9852 BIRD RIVER ROAD | MIDDLE RIVER, MARYLAND 21220



The Avenue at White Marsh
AMC THEATRES BARNES & NOBLE ULTA
Pier 1 OLD NAVY Bar Louie LOFT
STAPLES chji's MidCo
RED BRICK STATION Hallmark

White Marsh Mall
JCPenney sears
Boscov's macy's
Olive Garden BUFFALO WILD WINGS Red Robin



Nottingham Square
LOWE'S TARGET
BEST BUY DICK'S Sporting Goods Michaels
VCF VALUE CITY FURNITURE BOB'S DISCOUNT FURNITURE

Nottingham Commons
MOM'S Applebee's
merritt clubs Nalley's five BELOW CAVA
petco TJ-MAXX SALLY BEAUTY

Costco Plaza
COSTCO BIG LOTS! PET SMART THE HOME DEPOT

Pulaski Business Park

PULASKI HWY

CAMPBELL BLVD





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