

For Sale
Industrial Land



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9568 and 9580 N. Washington Blvd.

Laurel, Howard County, MD

Property Features

- Approximately 11.42 acres of land
- Zoned CE-CLI (Corridor Employment-Continuing Light Industrial)
- Rolling topography
- Utilities to property
- 910 feet of frontage on Route 1
- Easy access to I-95/495 and B/W Parkway
- Centered between Washington, DC and Baltimore
- **SALE PRICE: \$3,930,272 - FOR BOTH**

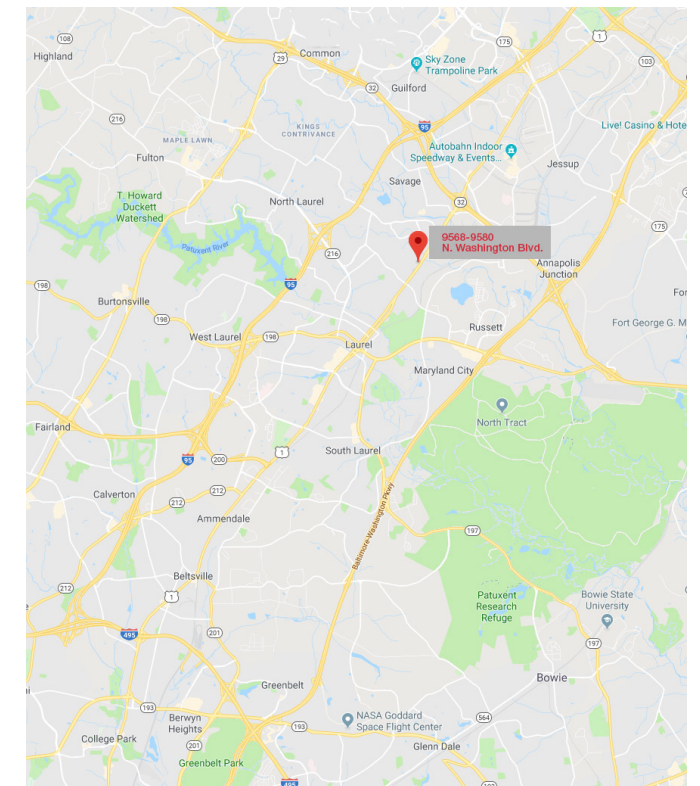
SALE PRICE:

\$1,900,000 - 9580 N. Washington Blvd. (7.71 Acres)
\$1,535,272 - 9568 N. Washington Blvd. (3.71 Acres)

For more information:

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C-E Zoning Permitted Uses

Ambulatory health care facilities
Banks & credit unions
Child day care centers and nursery schools
Day treatment or care facility
Hotels, motels, conference centers and country inns
Flex space
Food and drink production, processing, packaging and distribution
Light industrial uses
Religious facilities
Restaurants - carry out and standard including beverage establishments serving beer, wine and liquor for consumption on premises only
Schools - commercial and private academic, including colleges and universities

C-L-I (Continuing Light Industrial) Overlay District Permitted Uses

Warehouse, manufacturing, assembly or processing uses permitted in the M-1 District
Furniture stores
Retail, limited accessory - the products sold are either manufactured or distributed on the site, limited to not more than 30% of the floor space of the first floor of the main structure.

Demographics

	1 mile	3 mile	5 mile
Population	11,170	76,545	170,817
Households (HH)	4,182	28,867	61,160
Avg HH Income	\$116,918.38	\$113,129.62	\$117,087.75

Traffic Count

U.S. Route 1 (Washington Blvd)	31,580 vpd
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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