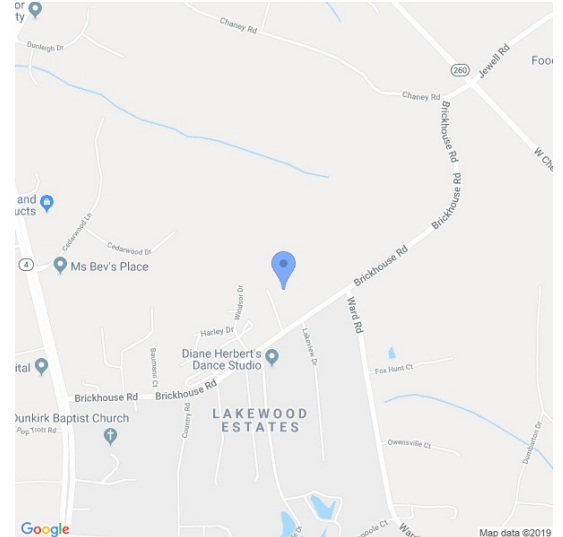


23 Acres Industrial Land in Northern Calvert County



2205 BRICKHOUSE ROAD, DUNKIRK, MARYLAND 20754

COMMERCIAL • LAND • FOR SALE



SALE PRICE **\$1,895,000**
SALE TYPE **DEVELOPMENT**
ZONING **I-1, LIGHT INDUSTRIAL**
LAND AREA **23.68 ACRES**

IMPROVEMENTS **THE SITE IS 23.678 ACRES. ITS SHAPE IS MOSTLY IRREGULAR. DEVELOP THE LAND WITH COMMERCIAL AND LIGHT INDUSTRIAL USES. IT APPEARS THE DEVELOPABLE LAND AREA IS APPROXIMATELY 70% OF THE SITE, OR 16.57 ACRES.**

LAND USE **THE DEVELOPABLE LAND AREA IS APPROXIMATELY 70% OF THE SITE, OR 16.57 ACRES.**

MARKET **NORTHERN CALVERT COUNTY**
SUB-MARKET **DUNKIRK**

- Price based on approximate usable site area of 16.5 acres at \$110,000 per acre.
- Property surrounds the long-time headquarters and plant of Victor Stanley, Inc.
- Well suited to any number of complementary or synergistic uses. • Single or up to five development sites.
- Bucolic rural setting, private, lovely open areas and gently rolling hills. • Limited to low water usage users.

23 acres offered for sale in Northern Calvert County with ready and convenient access to Rte 4 and Rte 260. This is the closest Industrially zoned County land to the major markets of Washington and Annapolis. Perfect location for a distribution center, a regional storage facility, or an expanding local business...



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