

FOR SALE

# RIVERSIDE BUSINESS PARK

1211 BELMAR DRIVE  
ABERDEEN, MARYLAND 21001



<b>BUILDING SIZE:</b>	70,563± SF
<b>SITE SIZE:</b>	6.21± Acres
<b>YEAR BUILT:</b>	1988
<b>CONSTRUCTION TYPE:</b>	Masonry/Metal
<b>CEILING HEIGHT:</b>	24' Clear
<b>COLUMN SPACING:</b>	Varies
<b>LOADING:</b>	5 Docks, 1 Drive-in + 3 Rail Doors
<b>HEATING:</b>	Gas fired
<b>LIGHTING:</b>	Metal Halide
<b>SPRINKLER:</b>	Wet system
<b>ZONING:</b>	G1
<b>COMMENTS:</b>	Rail Served/CSX Power - Ample Air-Conditioned Warehouse



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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**CBRE**  
CB RICHARD ELLIS

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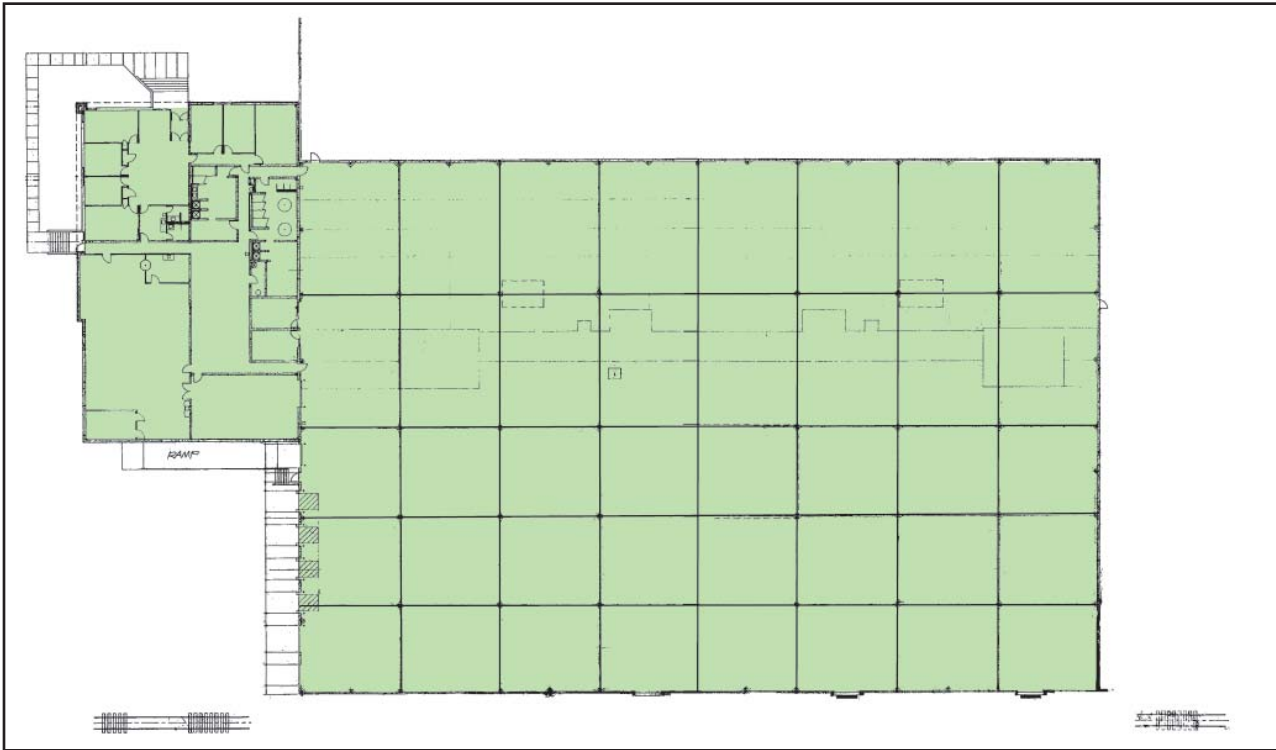
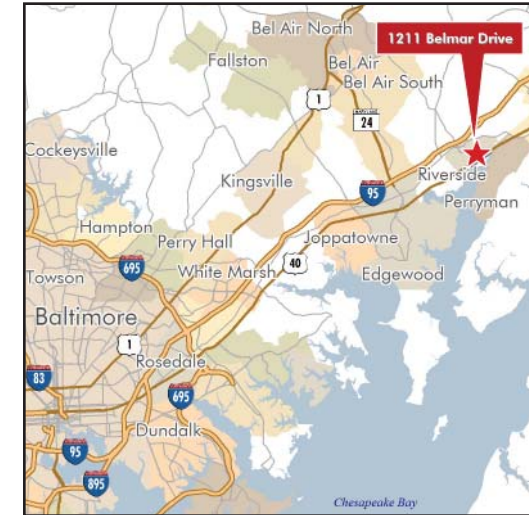


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## ACCESSIBILITY

I-95:	11 mins
Port of Baltimore:	29 mins
BWI Airport:	42 mins
Philadelphia, PA:	1 hr 20 mins
Washington, DC:	1 hr 17 mins
New York City:	2 hrs 35 mins

## REGIONAL MAP



## LOCAL MAP



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