

Cranberry

Business Park

FOR LEASE

9,000 - 136,435 SF Available

1003, 1009, 1007-1011 & 1015 Old Philadelphia Road, Aberdeen, MD 21001

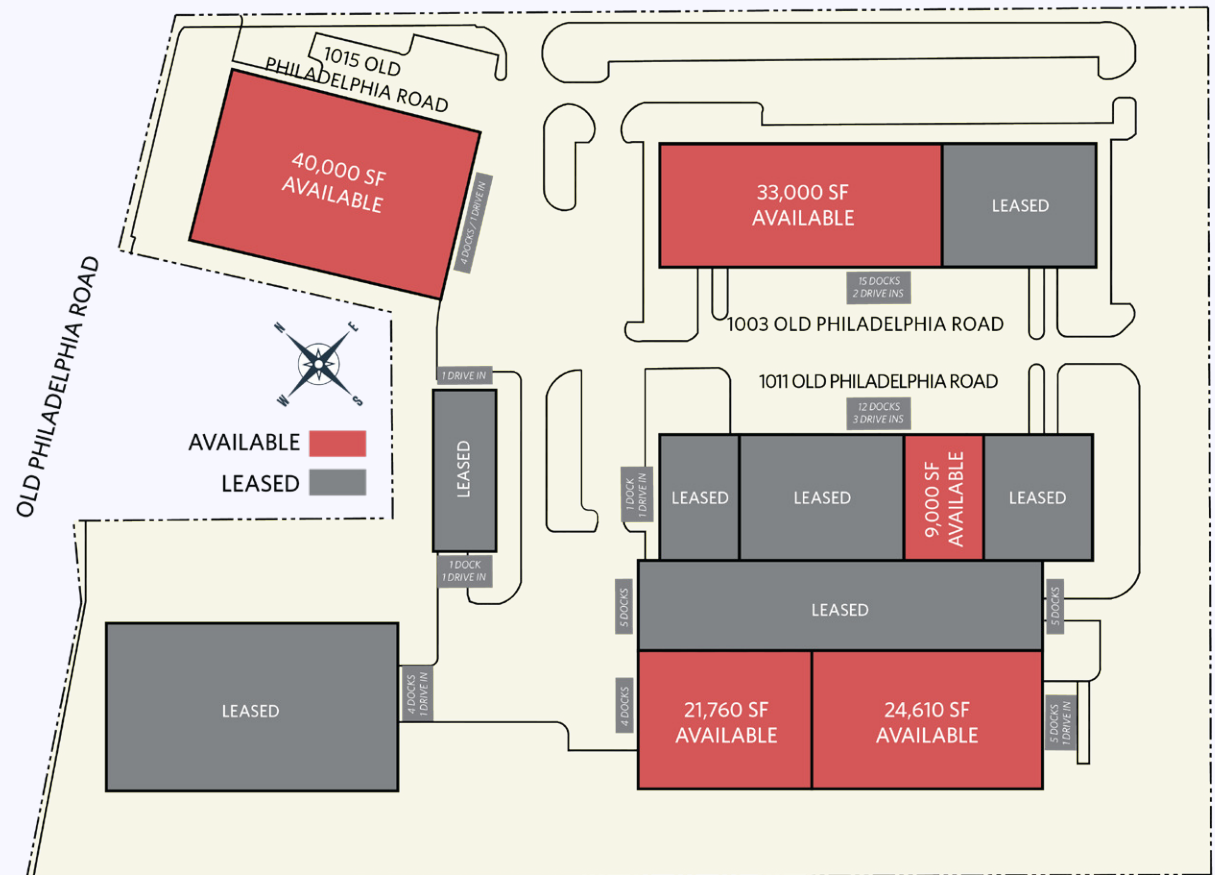


Property Highlights:

Cranberry Business Park offers affordable industrial space in a wide variety of sizes of inline or standalone buildings.

Total SF Available	9,000 - 136,435 SF
Max Contiguous	43,435 SF
Clear Height	19' - 24'
Loading	Dock and drive-in loading
Sprinkler	Wet
Lighting	LED
Zoning	M2 - Heavy Industrial
Access	Easy access to all points via Route 40 and I-95

Site Plan



Location & Drive Times



Location Highlights

As Cranberry Business Park is located just off I-95 and within close proximity to multiple major markets, the property offers unmatched connectivity to the East Coast. With quick access to major interstates and distribution ports, businesses can gain a competitive advantage in today's fast-paced market.



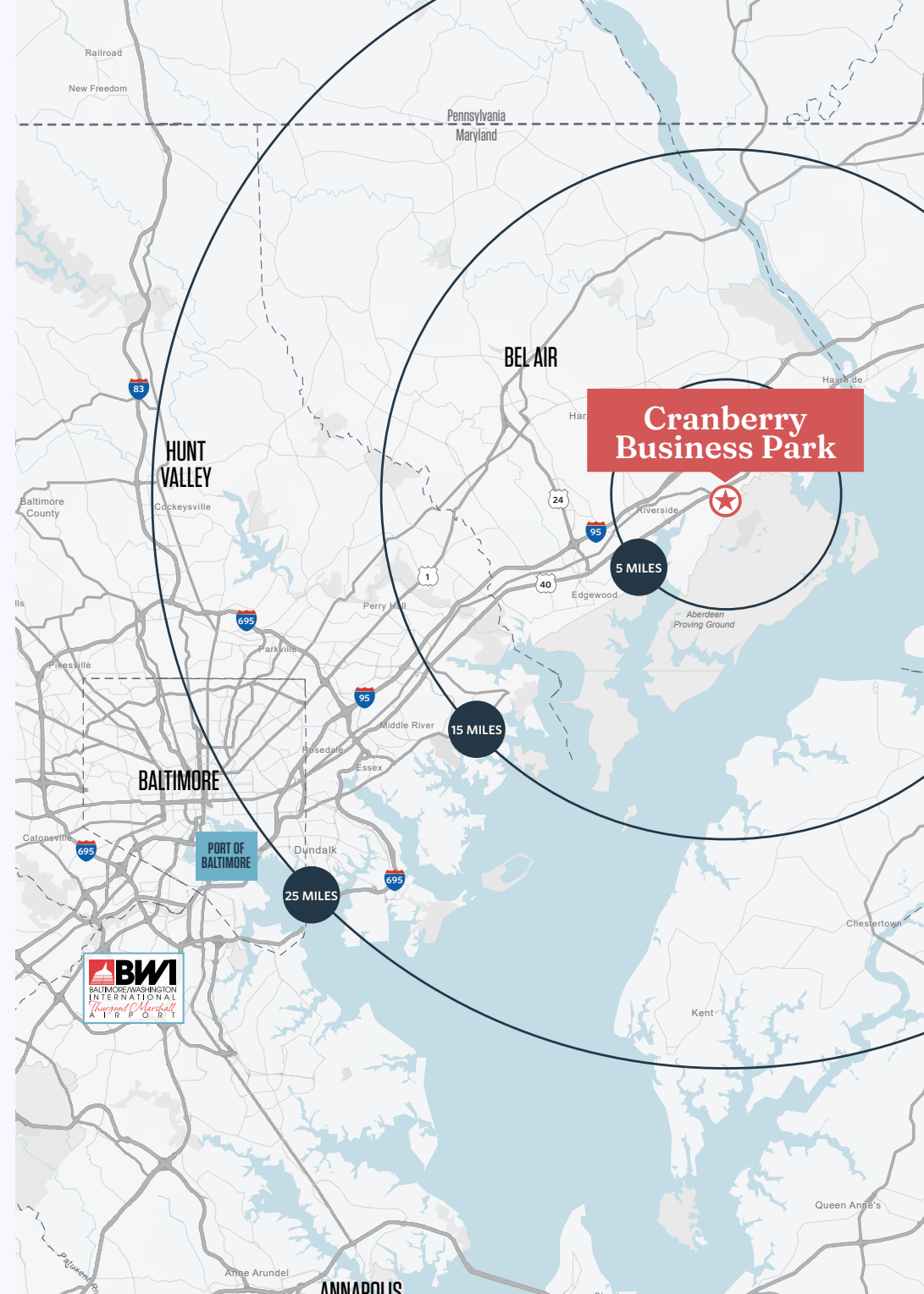
Drive Times

Interstates

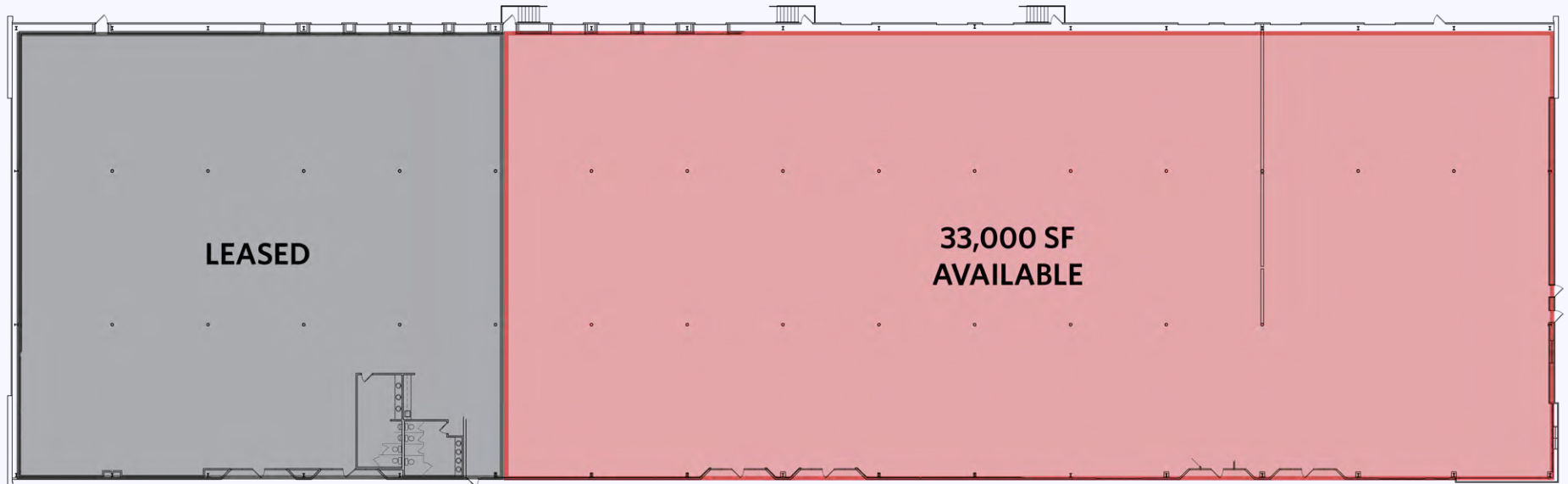
- | I-95: 9 min
- | I-695: 27 min
- | I-83: 39 min

Airports

- | Baltimore/Washington Int'l Thurgood Marshall Airport (BWI): 46 min



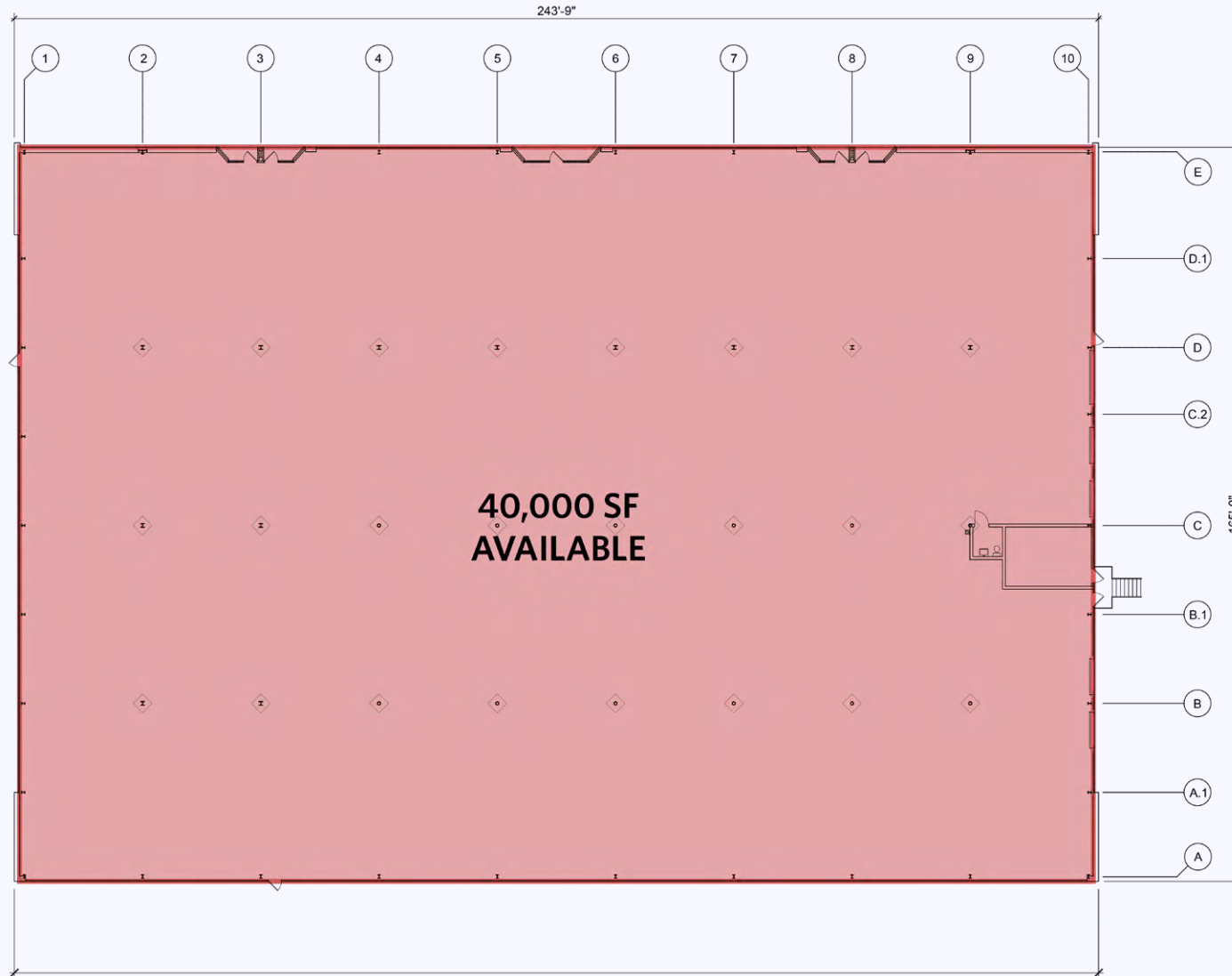
1003 Floor Plan



1011 Floor Plan



1015 Floor Plan



CRANBERRY BUSINESS PARK

Market Aerial

ABERDEEN

THE TRAILS AT
BEECH CREEK

Cranberry
Business Park



UPPER CHESAPEAKE
HOSPITAL

ABERDEEN
PROVING GROUNDS

AREA RETAILERS

- 1 Royal Farms, Tropical Smoothie Cafe, Cold Stone Creamery
- 2 Walgreens
- 3 McDonalds
- 4 Chick-fil-A
- 5 ShopRite, Dollar Tree, Applebee's, Dunkin', Five Below, Webby's, MyEyeDr., Jersey Mike's, Mattress Warehouse, Enterprise, Jiffy Lube
- 6 The Home Depot
- 7 Starbucks, Popeyes
- 8 Target
- 9 Planet Fitness, Horizon Cinemas, Buffalo Wild Wings, Panera Bread, Subway, Pet Supplies Plus, Smoothie King, Sally Beauty, Verizon, T-Mobile
- 10 Taco Bell, Burger King, Tractor Supply Co.
- 11 AT&T, The UPS Store
- 12 Goodwill, Dollar General, Ollie's
- 13 Medline
- 14 Snap Fitness
- 15 Clorox Distribution Center
- 16 Wawa
- 17 Preston Chevrolet
- 18 Amtrak
- 19 Advance Auto Parts
- 20 Preston Ford
- 21 U. of Maryland Urgent Care, Royal Farms, McDonald's, Aldi
- 22 Saks Fifth Avenue Distribution Center
- 23 Frito Lay Distribution Center
- 24 Hardee's Distribution Center
- 25 Home2 Suites
- 26 Walmart

Contacts

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