

Cranberry

Business Park

FOR LEASE

9,000 - 136,435 SF Available

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

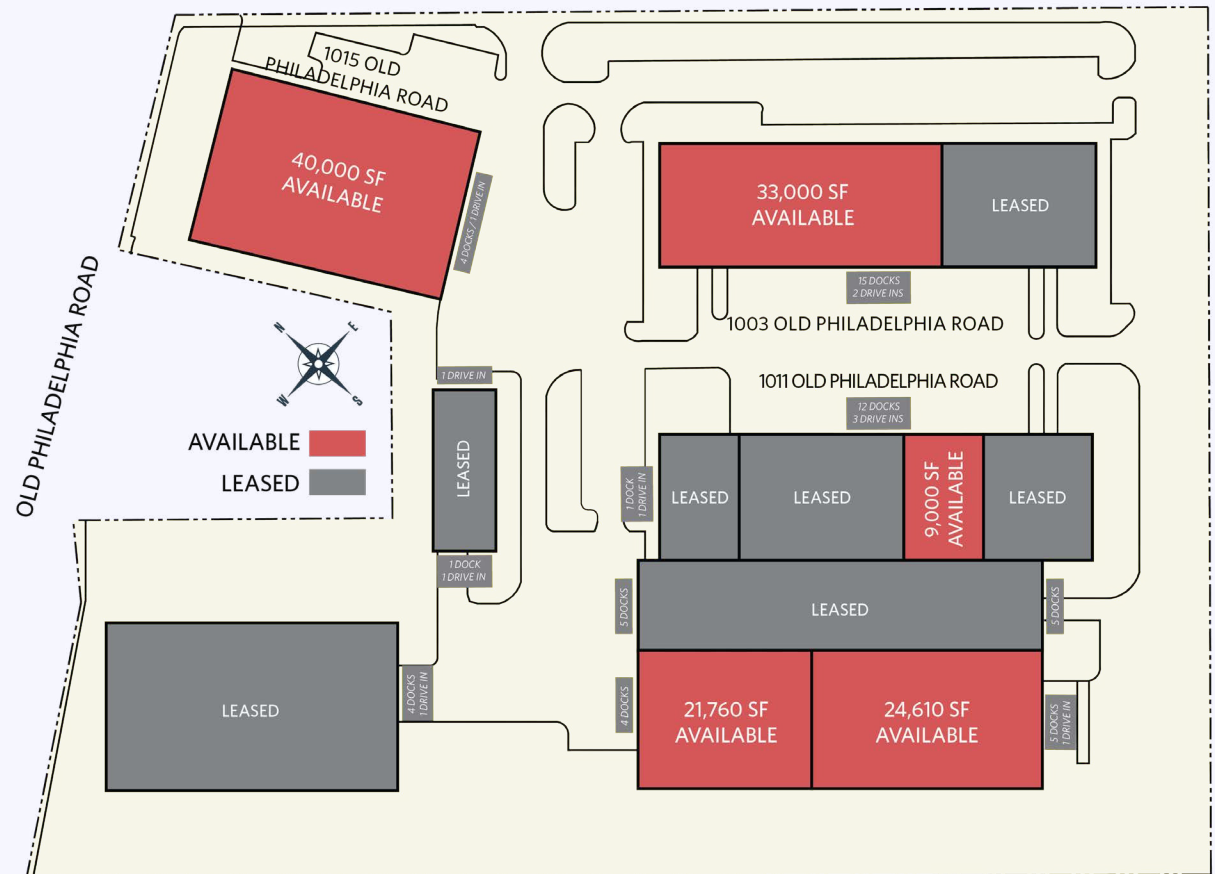


Property Highlights:

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.



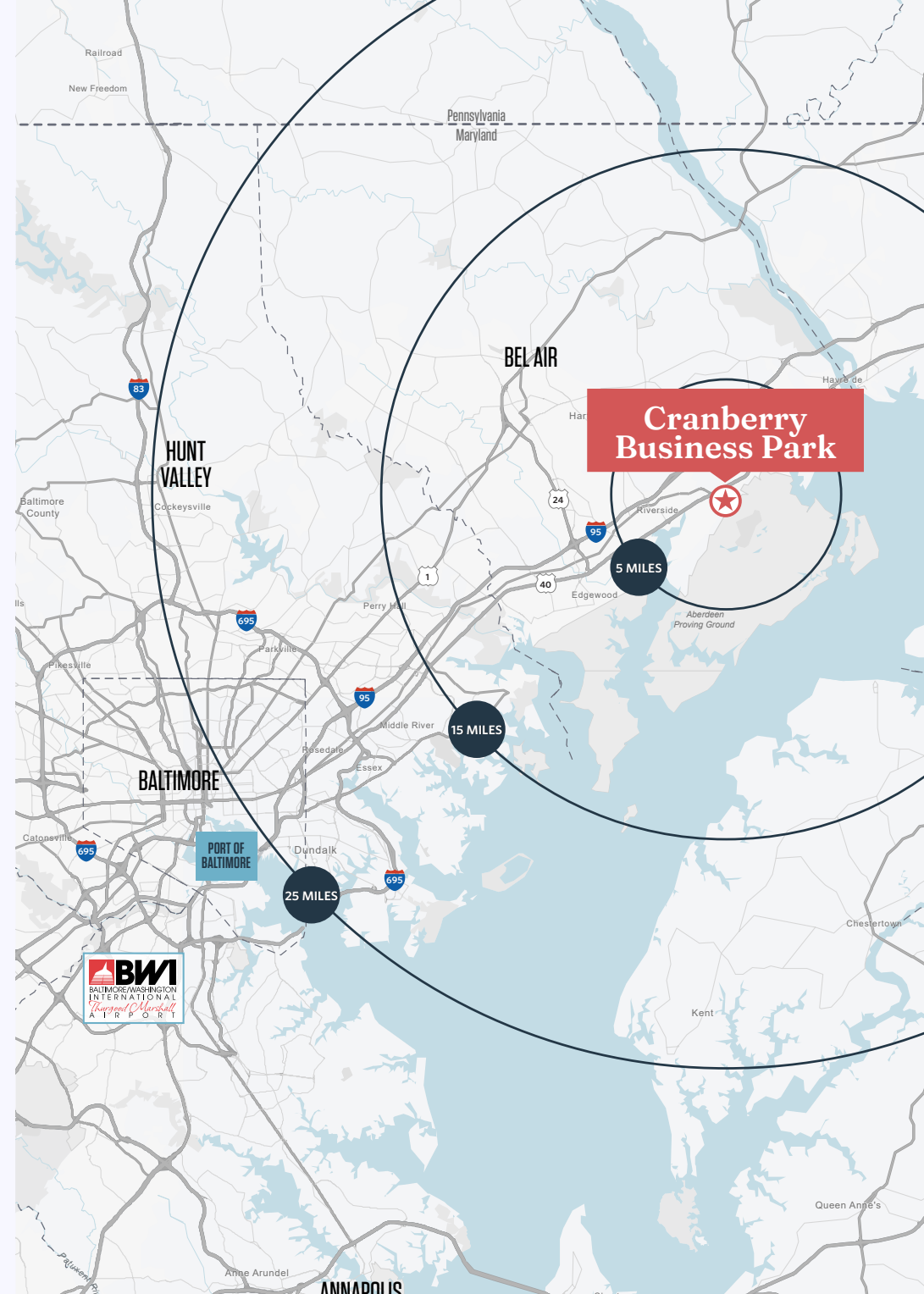
Drive Times

Interstates

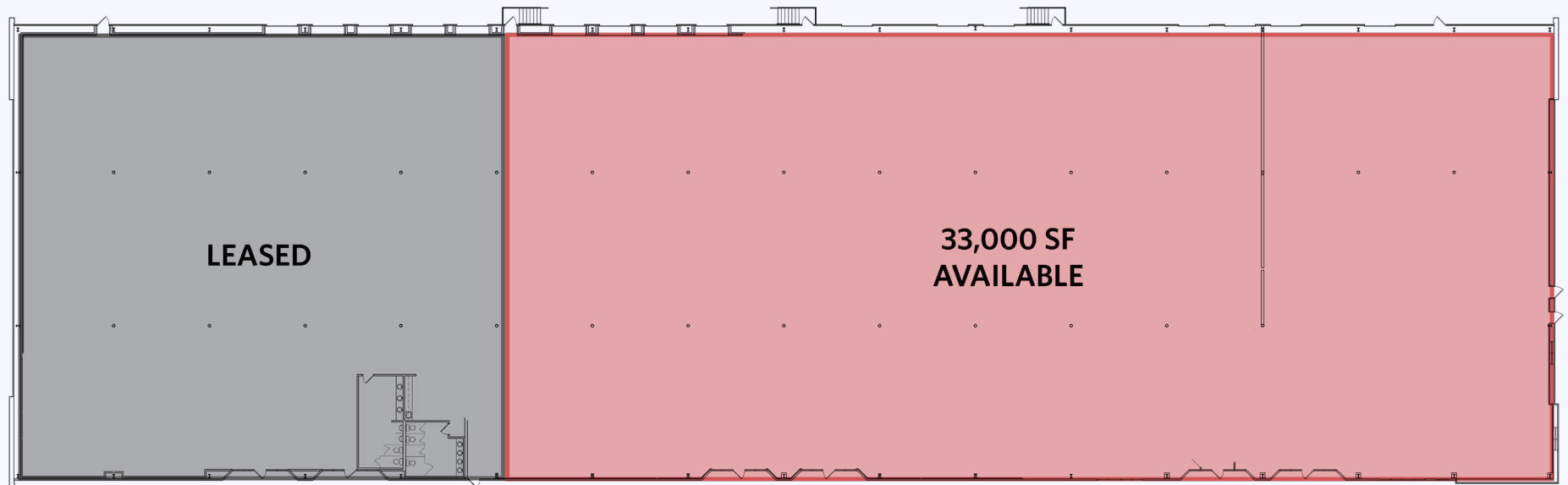
- | I-95: 9 min
- | I-695: 27 min
- | I-83: 39 min

Airports

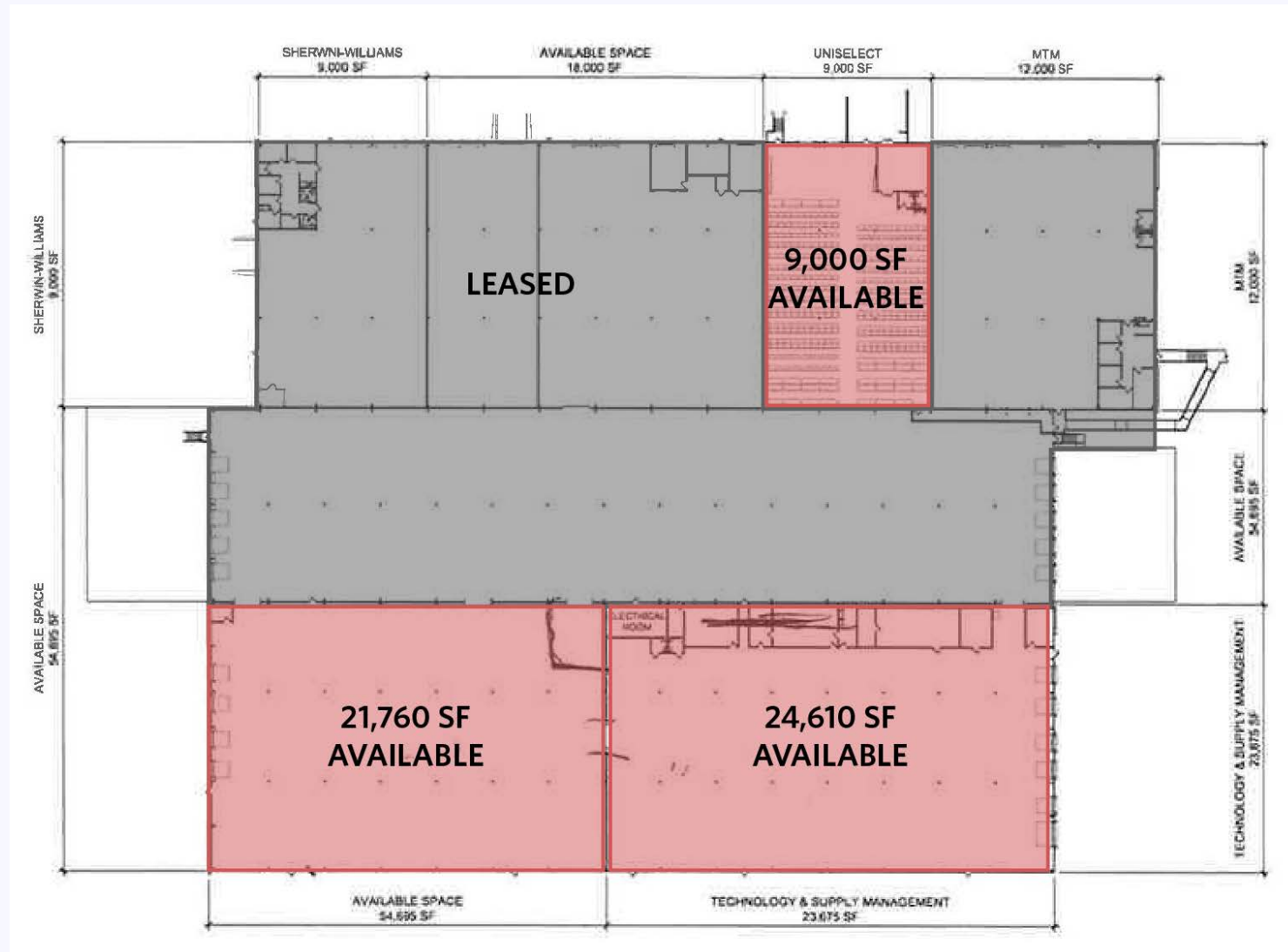
- | Baltimore/Washington Int'l Thurgood Marshall Airport (BWI): 46 min



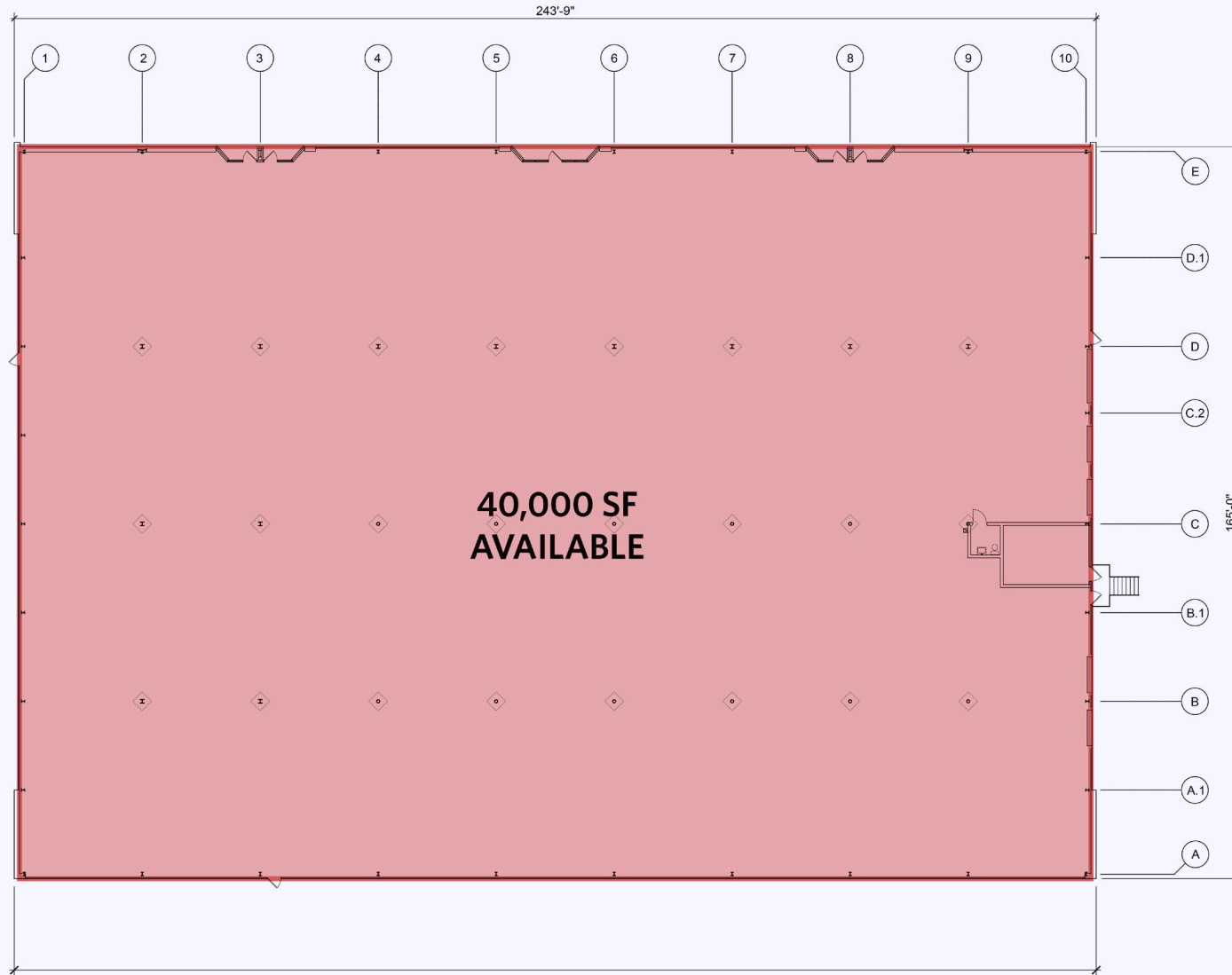
1003 Floor Plan



1011 Floor Plan



1015 Floor Plan



CRANBERRY BUSINESS PARK

Market Aerial

ABERDEEN

THE TRAILS AT
BEECH CREEK

Cranberry
Business Park



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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