

1300 business center way edgewood md 21040

1300 Business Center Way, Edgewood, MD 21040: A Comprehensive Overview

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Introduction:

This comprehensive overview delves into the significance of 1300 Business Center Way, Edgewood, MD 21040, exploring its location, amenities, surrounding infrastructure, and its impact on the local economy. We will analyze the property's potential for businesses seeking a strategic location in Harford County, Maryland. Understanding the nuances of 1300 Business Center Way Edgewood MD 21040 is crucial for those considering commercial real estate investment or business establishment in the area.

I. Location and Accessibility of 1300 Business Center Way Edgewood MD 21040:

1300 Business Center Way is strategically positioned within the Edgewood Business Park, offering excellent accessibility to major transportation arteries. Its proximity to I-95 and Route 40 provides convenient access to Baltimore, Washington D.C., and other key regional markets. This strategic location is a significant advantage for businesses requiring seamless transportation of goods and employees. The address, 1300 Business Center Way Edgewood MD 21040, itself highlights its prime location within a designated business park, signifying planned infrastructure and supporting services.

II. Property Features and Amenities at 1300 Business Center Way Edgewood MD 21040:

The specific features of the buildings at 1300 Business Center Way Edgewood MD 21040 vary depending on the individual units. However, the business park generally provides modern facilities, including ample parking, high-speed internet access, and potentially on-

site amenities such as a cafeteria or fitness center. The quality of these amenities can significantly influence business operations and employee satisfaction. Detailed information on specific unit features should be obtained directly from property management or leasing agents.

III. Surrounding Infrastructure and Support Services:

The Edgewood Business Park provides a supportive environment for businesses. The area benefits from readily available utilities, reliable infrastructure, and nearby support services, such as banks, restaurants, and hotels. This robust infrastructure minimizes the operational challenges faced by businesses and facilitates smooth operations. The location of 1300 Business Center Way Edgewood MD 21040 within this established business park contributes significantly to its appeal.

IV. Economic Impact and Business Opportunities at 1300 Business Center Way Edgewood MD 21040:

The presence of 1300 Business Center Way Edgewood MD 21040 contributes to the economic vitality of Edgewood and Harford County. The business park fosters job creation, attracts investment, and stimulates local economic growth. The location's accessibility and amenities make it an attractive option for a variety of businesses, leading to a diverse economic landscape. Analyzing the types of businesses operating at or near 1300 Business Center Way Edgewood MD 21040 provides valuable insight into the area's economic strengths and potential.

V. Market Analysis and Real Estate Trends:

The commercial real estate market in Edgewood, particularly around 1300 Business Center Way Edgewood MD 21040, fluctuates based on overall economic conditions and specific market demands. Analyzing leasing rates, vacancy rates, and property values provides a comprehensive understanding of the current market dynamics. This analysis can inform investment decisions and business strategies related to 1300 Business Center Way Edgewood MD 21040.

VI. Environmental Considerations and Sustainability:

An increasingly important factor when considering commercial real estate is sustainability. Investigating the environmental footprint of 1300 Business Center Way Edgewood MD 21040, including energy efficiency measures and waste management practices, is essential for businesses prioritizing environmentally responsible operations.

VII. Future Development Potential:

The future prospects of 1300 Business Center Way Edgewood MD 21040 and the surrounding area depend on various factors, including regional economic growth, infrastructure improvements, and local government policies. Analyzing these factors offers valuable insights into potential future opportunities.

Conclusion:

1300 Business Center Way Edgewood MD 21040 represents a valuable commercial real estate asset within a well-established business park. Its strategic location, accessible infrastructure, and supportive business environment contribute to its attractiveness for businesses seeking a strong foothold in the Harford County market. A thorough understanding of its features, surrounding infrastructure, and market conditions is crucial for both investors and businesses considering establishing operations at this address.

FAQs:

1. What types of businesses are typically located at 1300 Business Center Way Edgewood MD 21040? The specific types of businesses vary; however, the location's accessibility makes it suitable for a wide range, including light manufacturing, distribution, and office-based businesses.
1. What are the average rental rates for commercial space at 1300 Business Center Way Edgewood MD 21040? Rental rates are subject to market fluctuations and specific unit size and features. Contact a local commercial real estate broker for current market data.
1. Is there sufficient parking at 1300 Business Center Way Edgewood MD 21040? Typically, business parks like this offer ample parking, but the specifics should be verified with the property manager.
1. What are the nearby amenities and services? The area offers a range of amenities including restaurants, hotels, banks, and retail stores.
1. What is the accessibility to public transportation? While the main mode of transportation is via car due to the proximity to major highways, public transportation options may be limited. Check local transit schedules for details.
1. What are the property taxes for commercial properties at this address? Property tax rates vary based on assessed value; consult the Harford County tax assessor's office for specific information.

1. Are there any incentives or tax breaks available for businesses locating at 1300 Business Center Way Edgewood MD 21040? Contact the Harford County Economic Development Corporation (HCEDC) to learn about potential incentives.
1. What is the crime rate in the area surrounding 1300 Business Center Way Edgewood MD 21040? Crime statistics are readily available from the Harford County Sheriff's Office website.
1. What is the process for leasing commercial space at 1300 Business Center Way Edgewood MD 21040? Contact a commercial real estate broker specializing in the Edgewood area. They can guide you through the leasing process.

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